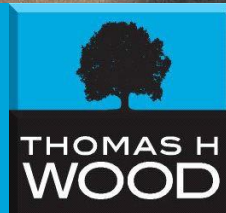




11 Grants Close

Tongwynlais, Cardiff, CF15 7NG



Asking Price Of £410,000

4 Bedrooms



A beautifully presented four bedroom detached family home, located on this highly sought after development in Tongwynlais. The current owners have maintained the property to a very high standard and recent improvements include a superb extension to create an open plan kitchen/diner, family room with bi-folding doors to the garden, utility room and office. The stunning Sigma 3 kitchen offers an array of storage solutions including a large pantry and central island with wine fridge. The island has been finished with a solid oak worktop which contrasts beautifully with the quartz worktops and upstands throughout the rest of this impressive kitchen. Furthermore, the property benefits from an alarm, larger than average rear garden, views of Castell Coch and off-road parking for three vehicles. Ideally located to the Taff Trail and few minutes' drive from the M4 and A470 motorways and within walking distance of Tongwynlais Village with its many shops, amenities and pubs. The property briefly comprises an entrance hall, WC, sitting room, office, kitchen/diner, family room and utility room. The first floor has three excellent bedrooms and family bathroom. The second floor has master bedroom with built in wardrobes and en-suite shower room.

ENTRANCE HALL

Via open porch, composite front door. Oak flooring, painted walls, coving, painted ceiling. Single radiator panel, heating thermostat. Large understairs cupboard. Alarm controls. Stairs to first floor.

SITTING ROOM

2.66m x 5.21m Overlooking the front aspect of the property with carpeted floor, painted walls, coving and smooth ceiling, oak internal fire door, Triple glazed uPVC window, radiator panels with TRV. Phone and TV points.

OFFICE

2.59m x 2.62m A flexible space currently being used as a gym but would make an excellent office. With carpeted floors, painted walls, smooth ceiling, oak internal fire door, radiator with TRV and Triple glazed uPVC window.

KITCHEN/DINER

4.80m x 3.42m A recently installed Sigma 3 kitchen with a range of wall and base units with stunning quartz worktops and upstands. Integrated Neff appliances further compliment this well appointed kitchen and include Neff microwave and Neff dishwasher. A double gas oven and stove sit within the alcove with Elca extractor fan above with feature oak beam. The central island provides seating for 4 people and has undercounter storage, pull out bins and integrated wine fridge. Furthermore, there is a large corner pantry that offers an abundance of storage, space for an American size fridge freezer with plumbing for water dispenser, Caple Belfast sink with chrome swan neck tap.



FAMILY ROOM

7.80m x 2.72m A bright and spacious room with anthracite grey floor to ceiling fixed windows and bi folding doors opening onto the garden, tiled floors and contemporary roof lights. There is ample space for sofas and dining table and chairs. Wall mounted TV points and sockets. Vertical radiators and recessed spotlights give the room a truly modern feel.

UTILITY ROOM

2.73m x 3.43m A generous size utility room with a range of built in storage cupboards, space and plumbing for washing machine, space for tumble dryer. Belfast sink with chrome mixer tap and metro brick tiled splashback, oak internal fire door, A useful uPVC door provides side access to the front and rear of the property. A loft hatch provides additional storage in the roof space.

WC

0.90m x 1.95m White suite comprising low level WC, pedestal basin with chrome mixer tap. Painted walls and ceiling, oak flooring. Triple glazed uPVC window to front. Single radiator panel with TRV.

LANDING

Via painted white staircase. Painted walls, coving, smooth ceiling. Single radiator panel with TRV. Stairs to second floor.

BEDROOM 2

14'1" x 8'9" (4.30m x 2.67m) max. Overlooking the front aspect with painted walls, coving, painted ceiling. Oak internal fire door. Triple glazed uPVC window to front. Single radiator panel with TRV. Phone and TV points.

BEDROOM 3

14'1" x 8'9" (4.30m x 2.67m) max. Painted walls, coving, smooth ceiling. Oak internal fire door. Triple glazed uPVC window to rear. Single radiator panel with TRV. Phone and TV points

BEDROOM 4

11'4" x 7'3" (3.49m x 2.22m) max. Painted walls, coving, painted ceiling. Oak internal fire door. Built in desk to recess. Triple glazed uPVC window to rear. Single radiator panel with TRV. Phone and TV points.

BATHROOM

7'2" x 6'5" (2.20m x 1.97m) max. White suite comprising basin with chrome mixer tap set into wooden vanity unit, low level WC, bath with chrome mixer tap and mixer shower over. Oak internal fire door. Tiled walls, painted walls and ceiling, linoleum flooring. Chrome heated towel rail. Triple glazed uPVC window to front. Extractor fan, shaver point

BEDROOM 1

18'11" x 12' (5.79m x 3.66m) max. A superb master bedroom with quality fitted wardrobes, painted walls, feature wallpapered wall, smooth ceiling. Oak internal fire door. Triple glazed uPVC window to rear. Single radiator panel with TRV. Phone and TV points. Useful eaves storage and loft hatch provide additional storage. Airing cupboard containing hot water cylinder. Access to eaves storage.

ENSUITE

6' x 5'5" (1.83m x 1.67m) max. White suite comprising pedestal basin with chrome mixer tap, low level WC, shower cubicle with chrome mixer shower and bi-fold door. Oak internal fire door. Tiled walls, painted walls and ceiling, linoleum flooring. Chrome heated towel rail. Extractor fan and shaver point.

OUTSIDE

FRONT

Block paved driveway with parking for two cars, decorative gravel and hedgerow. External light.

REAR

A larger than average rear garden with Astro Turf, patio area with mature raised bed and tree. External lights and tap. Timber fencing and wall to perimeter. 10x8 shed to remain with the property. Door to utility room.

TENURE

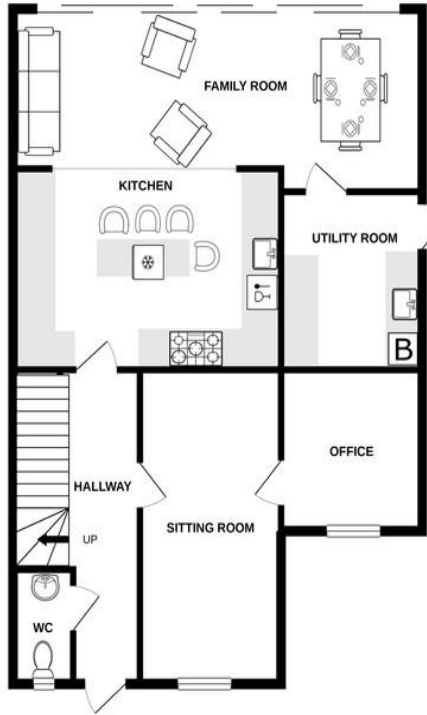
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

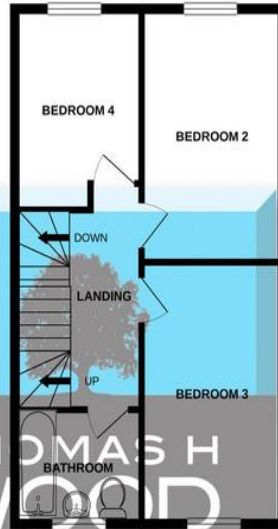
Band F



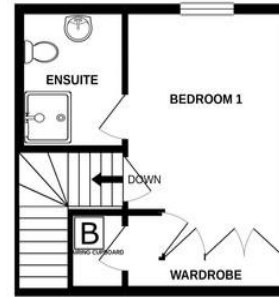
GROUND FLOOR
81.8 sq.m. (880 sq.ft.) approx.



1ST FLOOR
44.3 sq.m. (477 sq.ft.) approx.



2ND FLOOR
24.3 sq.m. (262 sq.ft.) approx.



TOTAL FLOOR AREA : 150.4 sq.m. (1619 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements