

45 Llantrisant Road

Llandaff | Cardiff | CF5 2PU

Detached House | Asking Price Of £1,495,000



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PROPERTY DESCRIPTION

**** STUNNING SIX BEDROOM DETACHED HOME IN LLANDAFF **** SOUTH WESTERLY FACING GARDEN ** MGY are extremely pleased to present this exceptional six bedroom executive detached home of over 3000 sq.ft. which sits within approximately 0.28 of an acre. This immaculate property has been beautifully modernised throughout with well proportioned accommodation briefly comprising; entrance porch, hallway, formal lounge, orangery, study/sitting room, open plan kitchen/dining/family room, utility room and WC to the ground floor. To the first floor is a bright landing with doors to five bedrooms, one currently being used as a dressing room, plus the family bathroom. To the second floor is a sixth bedroom/cinema room and shower room/WC. Stunning landscaped gardens to rear with newly built 10m x 5m home gym/office. Double, electric gated driveway to front. Additional storage shed accessed via the front.

- **Tenure** Freehold
- **Council Tax Band** H
- **Floor Area (Approx).** 3,925 sq ft
- **Viewing Arrangements** Strictly by Appointment

LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools. Llandaff Cathedral School and Howells School lie either side of the property which are two of the best schools in Wales. The high street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station in Danescourt and a frequent bus service to and from the City Centre. Excellent surgery, pharmacy and dental practices are close by, as is the University of Wales (Heath Hospital). The Taff Trail offers parkland walks all the way to Cardiff City Centre.

ENTRANCE

An impressive in and out driveway with two sets electric, wrought iron gates. Block paved driveway with mature hedge borders to front and side. Gated access to rear.

PORCH

Entered via stunning solid wood double doors in to porch. Double glazed double doors into hallway.

HALLWAY

15' 10" x 7' 6" (4.84 m x 2.292m) A stunning entrance hallway with doors to lounge, sitting room/study, and exceptional open plan kitchen/dining/family room. Wood effect tiled flooring. Radiator. Turning staircase to floor with

under stair cupboard.

LOUNGE

21' 10" x 12' 5" (6.68m x 3.81m) A tastefully designed principle lounge with dual aspect uPVC double glazed window to front and French doors to orangery. Feature has fireplace with stone surround and hearth. Two radiators. Oak wood flooring.

ORANGERY

13' 8" x 13' 3" (4.18m x 4.06m) A sunny, South-West facing orangery overlooking the well presented rear lawn. uPVC double glazed windows to all aspects with French doors to side. Fitted Venetian blinds. Spotlights. Feature sky light with led strip lighting. Radiator.

SITTING ROOM/STUDY

12' 9" x 12' 4" (3.90m x 3.77m) uPVC double glazed window to rear with pleasant views over the garden. Wood effect tiled flooring. Radiator.

KITCHEN/DINING/FAMILY ROOM

15' 11" (into bay) x 12' 3" (max) (4.86m x 3.75m) Entered via inner hallway which includes radiator and spotlights. This fantastic entertaining space comprises uPVC double glazed window to rear, feature gas fireplace with granite surround and hearth plus central heating radiator. Open to:

DINING ROOM

12' 4" x 11' 10" (max) (3.78m x 3.63m) Three uPVC double glazed windows to front. Radiator. Spotlights. Open to:

KITCHEN

21' 3" x 17' 2" (max) (6.48m x 5.25m) A recently fitted, beautifully designed KutschenHaus kitchen to include a wide range of base and eye level units plus feature central island and breakfast bar. Double bowl composite sink with instant hot water tap, separate hose and complementary work surface. Electric double Miele oven plus fitted coffee machine, microwave, and induction hob. Integrated fridge, freezer and dishwasher. Wood effect tiled flooring which extends to the breakfast/seating area, utility room and WC. Spotlights. Extractor fan. Two radiators. uPVC double glazed window and French doors to rear with fitted plantation shutters plus external door to side. Telecom entry system. Door to:

UTILITY ROOM

10' 4" (max) x 6' 0" (max) (3.16m x 1.85m) Space for washing machine, tumble dryer and fridge/freezer. Wall mounted gas central heating boiler. Obscure double glazed window to front with fitted Venetian blinds. Meter cupboard. Wood effect tiled flooring. Sliding door to:

WC

5' 3" x 2' 10" (1.61m x 0.88m) A modern

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suite to include low level WC and floating wash hand basin. uPVC double glazed window to side with fitted Venetian blinds. Wood effect tiled flooring. Half tiled walls. Extractor fan.

FIRST FLOOR

LANDING

A half galleried landing with doors to five bedrooms, bathroom and staircase to second floor. Radiator. Airing cupboard housing hot water tank plus fitted wardrobe/storage cupboard. Telecom entry system. Two uPVC double glazed windows to front.

BEDROOM ONE

17' 2" x 13' 8" (5.25m x 4.19m) A spacious principle bedroom which is beautifully designed. Two uPVC double glazed windows to rear with superb views over the rear garden. Radiator. Spotlights. Doors to en-suite and dressing room.

ENSUITE/WET ROOM

7' 11" x 7' 1" (2.42m x 2.17m) A luxury, fully tiled wet room to include walk-in shower with two rainwater shower heads, separate attachment and glass screen. Low level WC and vanity enclosed floating wash hand basin. Underfloor heating. Towel radiator. Spotlights and extractor fan. Obscure double glazed window to front.

DRESSING ROOM

7' 9" x 7' 2" (2.37m x 2.20m) Clothes rails to two walls. Loft access. Laminate wood flooring. Obscure double glazed window to front. Radiator. Spotlights.

BEDROOM TWO

16' 5" x 7' 9" (5.01m x 2.37m) Fitted wardrobes to one wall. uPVC double glazed window to rear with pleasant outlook. Radiator.

BEDROOM THREE

16' 6" (into bay) x 11' 8" (5.05m x 3.57m) uPVC double glazed bay window to rear. Radiator.

BEDROOM FOUR

uPVC double glazed window to rear. Radiator.

BEDROOM FIVE

Currently used as a dressing room with fitted clothes rails and drawers to three walls. uPVC double glazed window to front. Radiator.

BATHROOM

12' 2" x 11' 6" (max) (3.71m x 3.52m) Another luxury suite to include two wash hand basins, low level WC, walk-in shower with glass screen and rainwater shower head over plus large panelled bath with separate attachment. Porcelanosa tiles to floor and walls. Towel radiator. Spotlights. Extractor fan. uPVC double glazed window to front.

SECOND FLOOR

LANDING

Doors to bedroom and shower room/WC. Double glazed Velux window to side. Spotlight.

BEDROOM SIX/CINEMA ROOM

15' 11" (max) x 13' 10" (4.86m x 4.24m) Currently used as a cinema room but alternatively used as a bedroom. Vaulted ceiling with three double glazed velux windows to rear. Radiator. Three storage cupboards. Built in speakers. Spotlights.

SHOWER ROOM/WC

8' 3" x 4' 5" (max) (2.54m x 1.37m) Fitted with a low level floating WC, wash hand basin and shower cubicle. Tiled splash-backs and flooring. Spotlights. Extractor fan. Double glazed window to rear. Towel radiator.

OUTSIDE

REAR GARDEN

A wonderfully presented rear garden mainly laid to lawn with raised composite decked full width terrace. Outside kitchen with power supply. A variety of mature hedges, trees and shrub borders. Paved pathway to rear office/studio. Okay external lighting and peer supply. Outside water tap.

GARDEN OFFICE/STUDIO

32' 4" x 16' 0" (9.88m x 4.88m) Currently fitted out as a gym. Rubber floor. Air conditioning unit. Spotlights. External power supply and soffit lights. Five leaf, double glazed bifold doors and two full height windows to front aspect.

STORAGE SHED

Accessed via pedestrian door to front. Light and power.



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FLOORPLANS

GROUND FLOOR



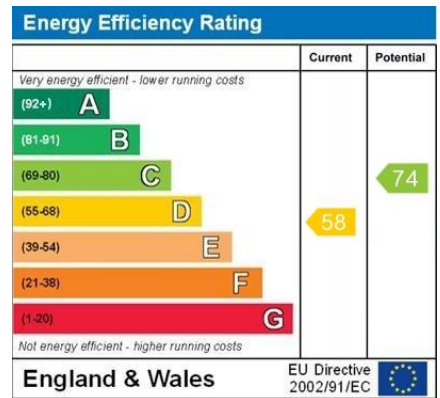
1ST FLOOR



2ND FLOOR



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.
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