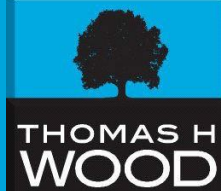




23 Dan-y-graig

Pantmawr, Cardiff, CF14 7HJ



Guide Price £515,000

4 Bedrooms





A truly impressive detached four bedroom residence situated in the highly sought after area of Pantmawr. This substantial property has been fully refurbished and modernised to a very high standard to create a versatile and beautiful family home. The property benefits from a superb open plan lounge/diner and kitchen, spacious accommodation throughout and a bright, sunny position. The property briefly comprises, spacious entrance hall, four piece bathroom, two double bedrooms, a superb open plan lounge/dining room and kitchen. To the first floor are two further double bedrooms and a dressing area. The residence also benefits from a garage, a generous rear garden and off road parking to the front. Viewing is highly recommended.

#### **ENTRANCE HALL**

A spacious entrance hallway with traditional wood block flooring, airing cupboard housing a Worcester combination boiler and power points.

#### **LOUNGE/DINING AREA**

26' 2" x 11' 10" (7.98m x 3.63m) A light and spacious lounge/diner with painted walls, smooth ceiling, tiled flooring, UPVC windows and door to the rear, leading to the generous garden. Ample space for a large family dining table, focal point electric fireplace, radiator, TV and power points.



#### **KITCHEN**

8' 9" x 10' 2" (2.69m x 3.12m) A recently renewed and well appointed kitchen comprising of matching wall and base units and quartz worktops, upstands and splashback. Integrated washing machine, fridge, freezer and dishwasher. Electric oven, four ring gas hob and Belfast sink with chrome mixer tap. The kitchen is flooded with natural light due to the window to the side and the large rear windows. Feature oak beam, radiator and power points.

### **BEDROOM ONE**

11' 10" x 10' 10" (3.63m x 3.31m) A generous double bedroom located on the ground floor. UPVC window overlooking the front aspect, carpeted floor, painted walls, smooth ceiling, radiator and power points.

### **BEDROOM TWO**

3.61m x 3.64m (max) A further double bedroom on the ground floor with UPVC window to the side aspect, painted walls, smooth ceiling, laminate flooring, fitted wardrobes, radiator and power points.

### **BATHROOM**

5' 7" x 13' 6" (1.71m x 4.14m) A stunning four piece bathroom with walk in shower with chrome mixer, vanity wash hand basin with chrome taps, low level WC and freestanding bathtub with chrome taps and handheld mixer shower. Beautifully tiled walls and floors, chrome towel radiator, obscure window to the side.

### **BEDROOM THREE**

12' 3" x 11' 8" (3.75m x 3.57m) Located on the first floor, with carpeted floor, painted walls, smooth ceiling, Velux windows, carpet, radiator, eaves storage and power points.

### **BEDROOM FOUR**

12' 3" x 9' 7" (3.75m x 2.93m) Located on the first floor, with carpeted floor, painted walls, smooth ceiling, Velux windows, carpet, radiator, eaves storage and power points.

### **DRESSING AREA**

4' 3" x 9' 1" (1.30m x 2.77m) A flexible space currently being used as a dressing area, with carpeted floors, painted walls, smooth sloping ceiling and radiator.

### **OUTSIDE**

#### **Front**

A low maintenance front garden with paved path to the front door and decorative gravel. Generous driveway with plenty of off road parking and access to the garage.

#### **Rear**

A private and generous rear garden with a fabulous patio area, laid lawn, perimeter fencing and garage.

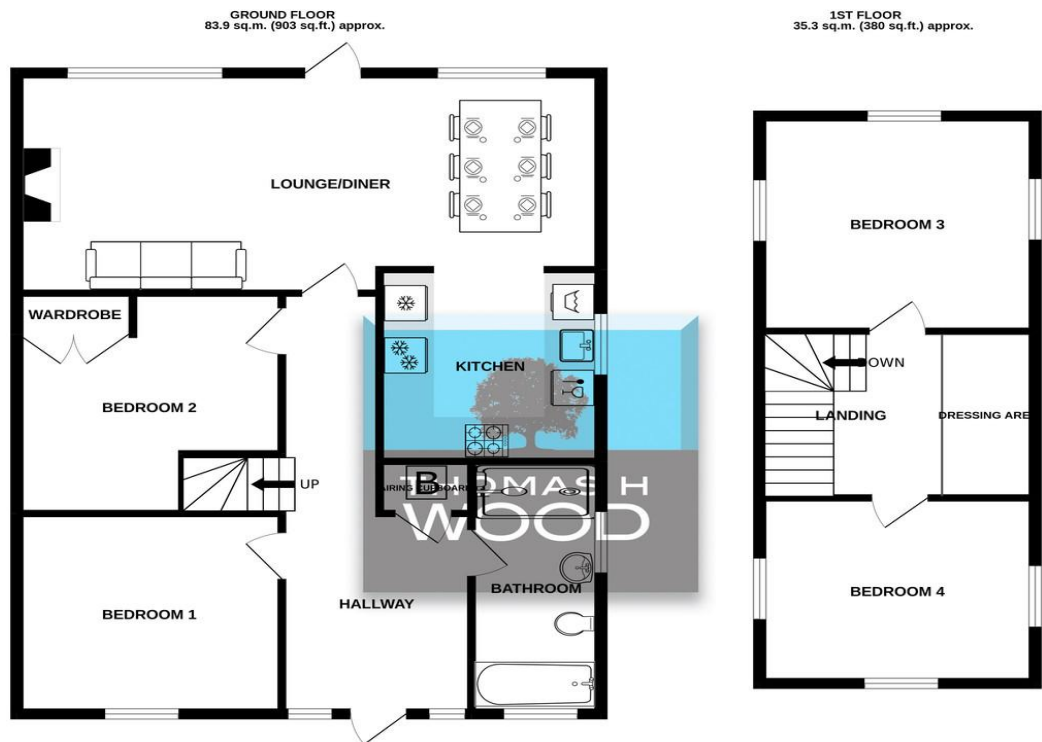
### **TENURE**

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

### **COUNCIL TAX Band F**



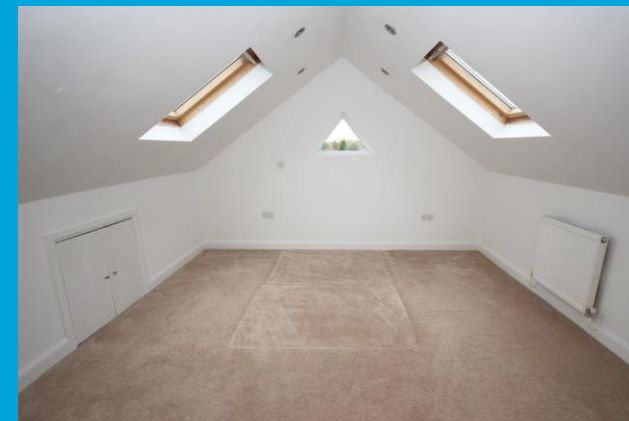




4 BEDROOM DETACHED

TOTAL FLOOR AREA : 119.1 sq.m. (1282 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	43   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

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