

4 Clos Gwrgi,

Penylan, Cardiff, CF23 9FQ



Estate Agents and  
Chartered Surveyors

£495,000



Detached House

4

2

3

2

# Property Description

Beautifully presented four bedroom detached family home in the heart of Penylan. The home offers 8.5 years NHBC warranty and 6 months builder warranty. The current owners have beautifully upgraded the property with luxury polished porcelain wood effect tiled flooring throughout the ground floor and have also landscaped both the front and rear garden offering the perfect space to unwind and entertain.

Internally the property accommodation briefly comprise; traditional entrance hall, lounge, study, cloakroom, utility room and open plan kitchen/dining and living area to the back of the home.

To the first floor you will find four spacious bedrooms and a family bathroom complete with three piece suite. The master bedroom further benefits from an en suite shower room.

Outside to the front of the home you will find a front garden complete with artificial grass and raised planters complete with plants and shrubs. There is parking for two cars via a driveway to the side leading to a detached garage. And finally to the rear of the home you will find an enclosed landscaped garden offering both paving and artificial grass ideal for low maintained upkeep. There is also a play.

Wall mounted electric car charging point to remain with the sale of the home.

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1,345 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is within walking distance to Sainsbury supermarket and public house, newsagents and a couple of other retail outlets. Newport road is close by with a range of retail shops. Good transport links to the city centre and A48. Well regarded schools of all levels in close proximity.

## ENTRANCE HALLWAY

16' 2" x 6' 3" (4.95m x 1.91m)

Enter into hallway via composite front door with Upvc double glazed floor to ceiling window to side. Carpeted staircase leading to first floor. Doors leading into office, lounge, cloakroom, utility room and kitchen/dining room. Smooth walls and ceiling with two central light pendants and luxury polished porcelain wood effect tiles throughout the whole of the ground floor. Under stairs cupboard providing storage.

## OFFICE

7' 8" x 5' 5" (2.35m x 1.67m)

Smooth walls and ceiling with a central light pendant and porcelain tiled flooring. Upvc double glazed window to front. Built in office desks with shelving to remain.

## LOUNGE

15' 6" x 11' 3" (4.74m x 3.44m)

Smooth walls and ceiling with a central light pendant and porcelain tiled flooring. Upvc double glazed floor to ceiling window to front and Upvc double glazed window to side.

## CLOAKROOM

3' 5" (1.06m)

Fitted with a modern two piece bathroom suite comprising WC and wash hand basin. Half tiled walls and porcelain tiled flooring with smooth walls and ceiling and central light pendant. Upvc double glazed obscure window to side.

## UTILITY ROOM

7' 9" x 5' 10" (2.37m x 1.79m)

Fitted with a range of base units with worktops over. Inset stainless sink unit plus drainer. Space for washing machine and wall mounted combi boiler. Upvc double glazed door to side. Smooth walls and ceiling with a central light pendant and porcelain tiled flooring to finish.

## KITCHEN/DINING/LIVING AREA

Fitted with a modern range of shaker style base and eye level units with worktops over. Built in Bosch oven, gas hob and cooker hood over. Integral dishwasher and an inset 1.5 bowl sink unit

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plus drainer. Built in breakfast bar with seating for two. Open plan to dining/ living area ideal for family dining and seating. Smooth walls and ceilings with a central light pendant and porcelain tiled flooring to finish. Upvc double glazed window to rear and Upvc double glazed French doors leading to rear garden with floor to ceiling windows either side.

#### LANDING

Carpeted stairs and landing with doors leading to all first floor rooms. Smooth walls and ceiling with two central light pendants. Single cupboard with shelving ideal for storage towels and bedding. Loft hatch provide access to the loft area.

#### MASTER BEDROOM

13' 10" x 11' 5" (4.24m x 3.50m)

Smooth walls and ceiling with a central light pendant and carpeted flooring. Built in L shaped corner wardrobes with matching bedside tables, drawers and dressing table. Upvc double glazed window to front.

#### ENSUITE

Fitted with a modern three piece suite comprising walk in double shower with sliding glass door, WC and wash hand basin. Upvc double glazed obscure window to side.

#### BEDROOM TWO

12' 1" maximum x 11' 0" maximum (3.69m x 3.37m)

Smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed window to front.

#### BEDROOM THREE

9' 2" x 13' 0" (2.81m x 3.98m)

Smooth walls and ceiling with a central light pendant and carpeted flooring Upvc double glazed window to rear.

#### BEDROOM FOUR

11' 2" x 9' 4" (3.41m x 2.85m)

Smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed window to rear.

#### BATHROOM

Fitted with a modern three piece suite comprising bath with shower over and fitted glass shower screen, WC and wash hand basin. Tiled splash back with tiled flooring, smooth walls and ceiling with spot lighting to finish. Upvc double glazed obscure window to rear.

#### OUTSIDE

Front block paved driveway to the side proving off road parking for two cars with one electrical car charging point to remain. Landscaped front garden complete with a paved pathway leading to the front door and artificial grass either side.

Rear. An enclosed large landscaped rear garden complete with porcelain tiled and artificial grass. Space for dining table and chairs with bark clipping behind the the garage area ideal for children's play area. Raised flower beds finished with slate chippings and outside lighting provide plenty of ambience.

#### GARAGE

19' 11" x 9' 11" (6.09m x 3.04m)

Up and over garage door with Upvc double glazed side door leading into the rear garden. Power sockets and lighting. Motion sensor lighting to the rear for the garage providing additional security.

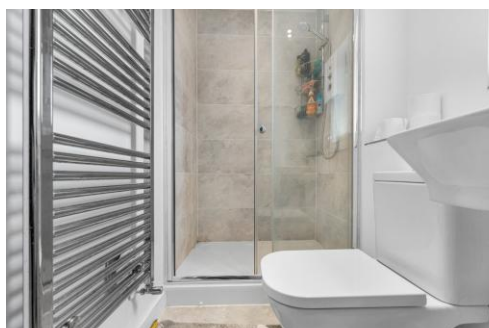


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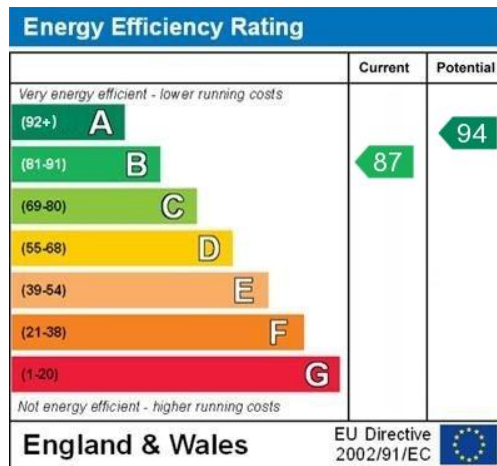
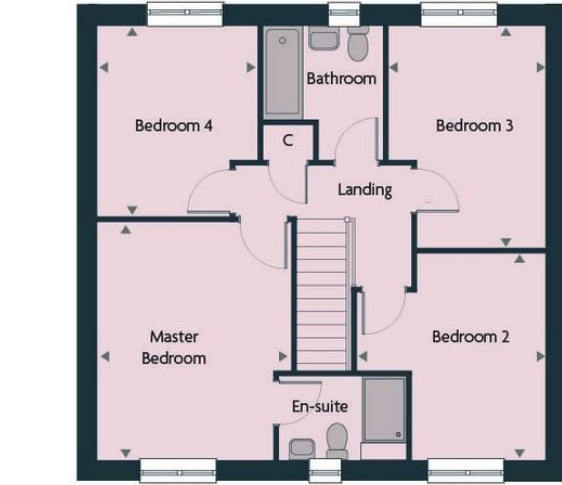
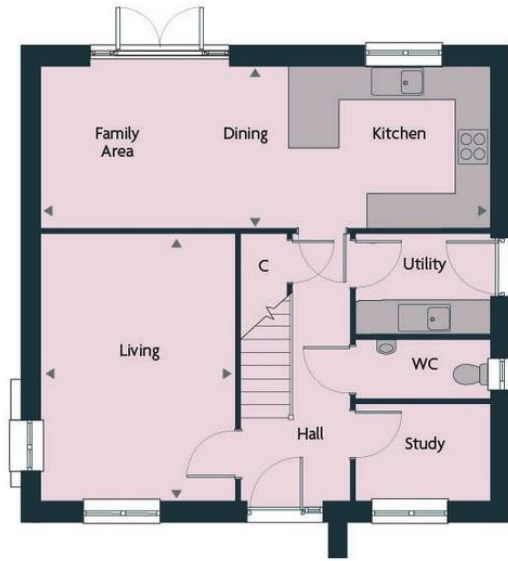




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