

29 Llewelyn Goch, St. Fagans, Cardiff, CF5 6HR



Estate Agents and
Chartered Surveyors

Asking Price Of

£675,000



Detached Property

5

4

5

3

Property Description

**** EXTENDED AND MUCH IMPROVED FIVE BEDROOM DETACHED ** LARGE REAR GARDEN ** DETACHED DOUBLE GARAGE **** A beautifully presented, extended five bedroom detached family house in the sought after location of executive homes, fronting a central green and within short distance of amenities and transport links. Entrance hallway, cloakroom, large bay fronted lounge, sitting room/study, large open plan kitchen/diner and family room with modern fitted 'Sigma 3' kitchen with quartz worktops and central island, two sets of tri-folding doors to the rear garden. To the first floor are three bedrooms, bedrooms one and two with ensembles. To the second floor are two further double bedrooms and a family shower room. Gas central heating, double glazing. Exceptionally large rear garden comprising paved patio and lawn backing onto woodland. Driveway to side leading to the detached double garage. EPC Rating: D

Tenure Freehold

Council Tax Band G

Floor Area Approx 2,139 sq.ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

This executive family property is situated in the increasingly popular suburb of St Fagans set on the sought after Parc Rhydlafer development. The property is set in semi rural surroundings but is approximately five miles from Cardiff city centre and is ideally located for major motorway links. The property is within the catchment area for Radyr Comprehensive School.

ENTRANCE HALLWAY

Approached via uPVC double glazed entrance door leading to the central hallway. Staircase to first floor. Low level under stairs storage cupboard. Additional storage cupboard. Radiator.

CLOAKROOM

Modern white suite comprising low level wc, vanity wash basin with storage below. Tiled splash back. Extractor fan. Radiator.

LOUNGE

23' 10" x 11' 6" (into bay)(7.27m x 3.53m)
An excellent sized principal reception with bay fronted window overlooking the central green. Feature gas fireplace. Double doors to family room. Radiator.

SITTING ROOM/STUDY

12' 1" x 10' 7" (into bay)(3.70m x 3.23m)
A versatile second reception with bay fronted window. Radiator.

KITCHEN/DINER AND FAMILY ROOM

29' 7" x 24' 2" (9.02m x 7.38m)
A magnificent open plan room. With a beautiful 'Sigma 3' kitchen well appointed along three sides in 'cashmere' high gloss fronts beneath quartz worktop surfaces. Inset stainless steel sink with worktop side drainer. Inset 'Neff' induction hob with curved glass cooker hood above. Integrated 'Neff' oven and grill. Integrated 'Neff' dishwasher. Central breakfast bar island with fitted storage units. Additional utility space with matching units and quartz worktop with inset stainless steel sink. Matching range of eye level wall cupboards. Plumbing for washing machine. Large dining and family seating area with two sets of tri folding doors opening to the large rear patio area. Two glass lanterns to rear. Quality tiled flooring throughout. Five radiators. Gas living flame corner wood burning effect style fireplace.

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FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Additional staircase to second floor. Airing cupboard housing the hot water cylinder. Radiator.

BEDROOM ONE

15' 7" x 10' 7" (4.75m x 3.24m)

Overlooking the entrance approach and central green, a large primary bedroom. A range of fitted matching bedroom furniture. Radiator. Door to ensuite.

ENSUITE BATH AND SHOWER ROOM

10' 7" x 5' 6" (3.24m x 1.69m)

Modern white suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle with chrome twin shower heads, panelled bath. Tiled splash back. Obscured glass window to rear. Recessed spotlights. Radiator.

BEDROOM TWO

12' 7" x 11' 7" (3.84m x 3.55m)

Aspect to front, a second double bedroom. Radiator. Door to ensuite two.

ENSUITE TWO

6' 7" x 4' 9" (2.01m x 1.45m)

White suite comprising low level wc, wash hand basin, shower cubicle with chrome shower. Tiled splash back. Obscured glass window to front. Extractor fan. Radiator.

BEDROOM THREE

11' 7" x 8' 6"(max) (3.54m x 2.60m)

Overlooking the woodlands to the rear. Radiator.

FAMILY BATHROOM

6' 7" x 5' 6" (2.03m x 1.69m)

White suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Tiled splash back. Extractor fan. Obscured glass window to rear. Radiator.

SECOND FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Radiator.

BEDROOM FOUR

16' 3" x 10' 11" (4.97m x 3.33m)

An excellent sized further double bedroom with dormer window to front and additional window to rear pitch. Eaves storage cupboard. Two radiators.

BEDROOM FIVE

16' 3" x 11' 9" (4.97m x 3.60m)

With window to front and additional window to rear pitch, a further double bedroom. Two radiators.

SHOWER ROOM

6' 7" x 5' 6" (2.03m x 1.68m)

Quality white suite comprising low level wc, wash hand basin, corner shower cubicle with chrome shower. Obscured glass window to rear. Radiator.

OUTSIDE

REAR GARDEN

An exceptionally large rear garden and beautifully presented with a sizeable paved patio leading onto two further area of lawn with neat tiered beds of slate chippings and inset plants. Fully enclosed and backing onto woodland. Outside lights. Outside power points. Timber gate to side giving access to front.

FRONT GARDEN

Beautifully paved pathway leading to the front door and side gate with lawn to either side. Hedgerow to one boundary. Driveway to side leading to the double garage.

DETACHED DOUBLE GARAGE

17' 9" x 17' 7" (5.42m x 5.37m)

With twin up and over access doors. Power and lighting. French doors to rear garden. Window to rear.

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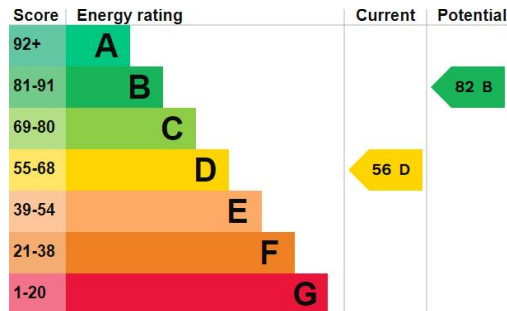
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