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2 Ennerdale Close, Ladymary, Cyncoed, Cardiff, CF23 5NZ.

Offers in the region of £575,000

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A very impressive greatly extended four-bedroom semi-detached double fronted family house, built circa 1957, extended in 1991, and occupying a superb position with a very large corner plot within select Ennerdale Close, a private residential cul de sac, away from busy passing traffic, yet only a short walk from the Roath Park Flower Gardens and Scenic Roath Park Lake. This substantial home provides 1525 square feet and lies within the high favoured and sought after Cardiff High School Catchment.

The property benefits replacement PVC double glazed windows (2009), gas heating with panel radiators and a Worcester boiler (circa 2016), a full re-wire in 1986 with modern consumer units, a Leeks Conservatory, a well fitted modern kitchen, a small utility room, a downstairs cloak room, and two modern stylish bathrooms, one being ensuite.

The tastefully decorated and well-maintained living space is very bright and versatile, with two separate reception rooms, whilst a superb feature are the exceptionally large corner gardens which currently provide parking for several cars and allow great potential with a gated entrance.

Within a short walk are a select row of shops, and nearby are two local railway stations, Heath High and Heath Low level, providing fast travel to Queen Street and Cardiff Central. A lovely home in a great location. Must be seen

### **Ground Floor Entrance Porch**

Open fronted entrance porch approached via a block paved entrance path with quarry tile threshold.

### **Entrance Hall**

10' 9" x 9' 4" (3.28m x 2.84m)

Approached via a white PVC part panelled double glazed front entrance door inset with leaded upper lights with matching side screen windows and patterned glass upper light windows opening into a central spacious entrance reception hall, with stylish flooring and a wide carpeted single flight spindle balustrade staircase with useful under stair storage cupboard leading to the first-floor landing, radiator.

### **Lounge**

12' 6" x 12' 4" (3.81m x 3.76m)

Stylish flooring, large PVC double glazed clear glass window with outlooks onto the frontage close, high coved ceiling, radiator, approached from the entrance hall via a glass panel door, stylish contemporary living flame coal effect wall fire.

### **Dining Room**

13' x 10' 10" (3.96m x 3.30m)

Approached independently from the entrance hall via a stylish glass panelled entrance door, stylish flooring, wall mounted living flame coal effect contemporary fire, two alcoves, radiator, PVC double glazed French doors opening to...

### **Conservatory**

9' 3" x 9' 2" (2.82m x 2.79m)

Constructed with white PVC double glazed windows and French doors that overlook and open onto the private rear gardens, clear glass roof, ceramic tile flooring, electric power and light.





### **Kitchen**

10' 8" x 9' 5" (3.25m x 2.87m)

Approached independently from the entrance reception hall via a glass panelled door leading to a well fitted kitchen with an extensive range of modern white high gloss floor and eye level units along four sides beneath quartz granite work surfaces, incorporating a stylish sink unit with mixer taps and drainer, a Bosch four ring stainless steel gas hob beneath a canopy style extractor hood, and an integrated Bosch fan assisted electric oven.

Quartz granite splashback and hob surround, integrated fridge freezer, doors and drawers with soft closing facility and stylish slimline chrome handles, integrated Bosch dishwasher, tile flooring, high coved ceiling with spotlights, white PVC double glazed window with a pleasing rear garden outlook. Useful built in under stair pantry with shelving housing space for a further low-level fridge if required, part panelled outer door leading to...

### **Utility Room**

6' 1" x 5' 3" (1.85m x 1.60m)

With plumbing space for a washing machine, space for a tumble dryer, vinyl flooring, PVC double glazed outer door opening onto the rear gardens, internal courtesy door opening into the garage.



### **Downstairs Cloakroom**

Open from the utility room and comprising w.c and corner wash hand basin, two replacement patterned glass PVC windows to side and rear.

### **Garage**

15' x 9' 2" (4.57m x 2.79m)

Approached from the front drive via an up and over door, equipped with electric power and light together with a PVC double glazed window with a side garden aspect, and internal courtesy door that opens into the utility room, and two large wall mounted modern consumer units/distribution boxes together with a gas meter.

### **First Floor**

#### **Landing**

Approached via a carpeted single flight spindle balustrade staircase leading to a half landing and two main landings, high ceiling with access to roof space, radiator, built out useful full height corner storage cupboard.

#### **Bedroom One**

12' 5" x 12' 4" (3.78m x 3.76m)

With fitted full height wardrobes along one wall with part mirrored fronts, radiator, replacement PVC double glazed window with outlooks onto the frontage close, approached from the landing via a white traditional style panel door.



#### **Bedroom Two**

13' x 12' 6" (3.96m x 3.81m)

With a large PVC replacement double glazed window with outlooks across the rear gardens, radiator, high ceiling, approached from the landing via a white traditional style panel door.

#### **Bedroom Three**

9' 5" x 6' 5" (2.87m x 1.96m)

Approached independently from the landing via a white traditional style panel door, radiator, PVC replacement double glazed window with outlooks onto the frontage close.

#### **Family Bathroom**

9' 3" x 5' 9" (2.82m x 1.75m)

Modern contemporary white suite with ceramic tile walls and ceramic tile floor comprising shaped shower bath with a Triton shower unit with clear glass shower screen, chrome mixer taps, shaped wash hand basin with chrome mixer taps housed within a built in vanity unit with white high gloss doors, w.c with concealed cistern, two PVC double glazed replacement patterned glass windows to rear, stylish chrome vertical towel rail/radiator, approached from the landing via a white traditional style panel door.



### Bedroom Four

13' 10" x 9' 4" (4.22m x 2.84m)

Approached from the landing via a glass panel door leading to a good size fourth bedroom equipped with a radiator and two PVC double glazed windows with front and side aspect, high coved ceiling. Internal door leading to...

### Jack And Jill En Suite Shower

9' 3" x 6' 7" (2.82m x 2.01m)

Comprising large double size shower cubicle with a Triton shower unit and clear glass shower doors and screen, shaped wash hand basin with chrome mixer taps and pop up waste housed within a built out stylish vanity unit with high gloss doors and chrome handles, slimline w.c, stylish chrome vertical towel rail/radiator, modern patterned glass PVC double glazed window to rear, coved ceiling, further white traditional style panel door providing direct access to the main landing allowing this shower room to be Jack and Jill and En Suite at the same time.

### Outside Front Garden

Neatly laid to a shaped level lawn edged with borders of shrubs and plants and enclosed by brick-built boundary walls.

### Entrance Drive One

Block paved private off street vehicular entrance drive approached via double decorative wrought iron gates.



### Side Garden/Entrance Drive Two

55' Max x 44' Max (16.76m Max x 13.41m Max)

The property benefits from a substantial corner plot with an extensive side garden area which is chiefly block paved providing off street vehicular parking for several vehicles, also approached via wide decorative wrought iron entrance gates and fully enclosed by high brick-built boundary walls to afford privacy and security. The second main entrance drive within the side garden is edged with pretty borders of shrubs and plants, landscaped stone borders and a block paved entrance path with garden gate providing access to the rear.

### Rear Garden

Approached from both the conservatory and the utility room, forming a very private rear garden fully enclosed by a combination of brick-built boundary walls and timber fencing to afford privacy and security, chiefly paved to provide two sun terraces, edged with borders of shrubs and plants together with rose trees and garden trees. Outside water tap. Useful garden gate with trellis side fencing enclosing the access to the main front side garden.

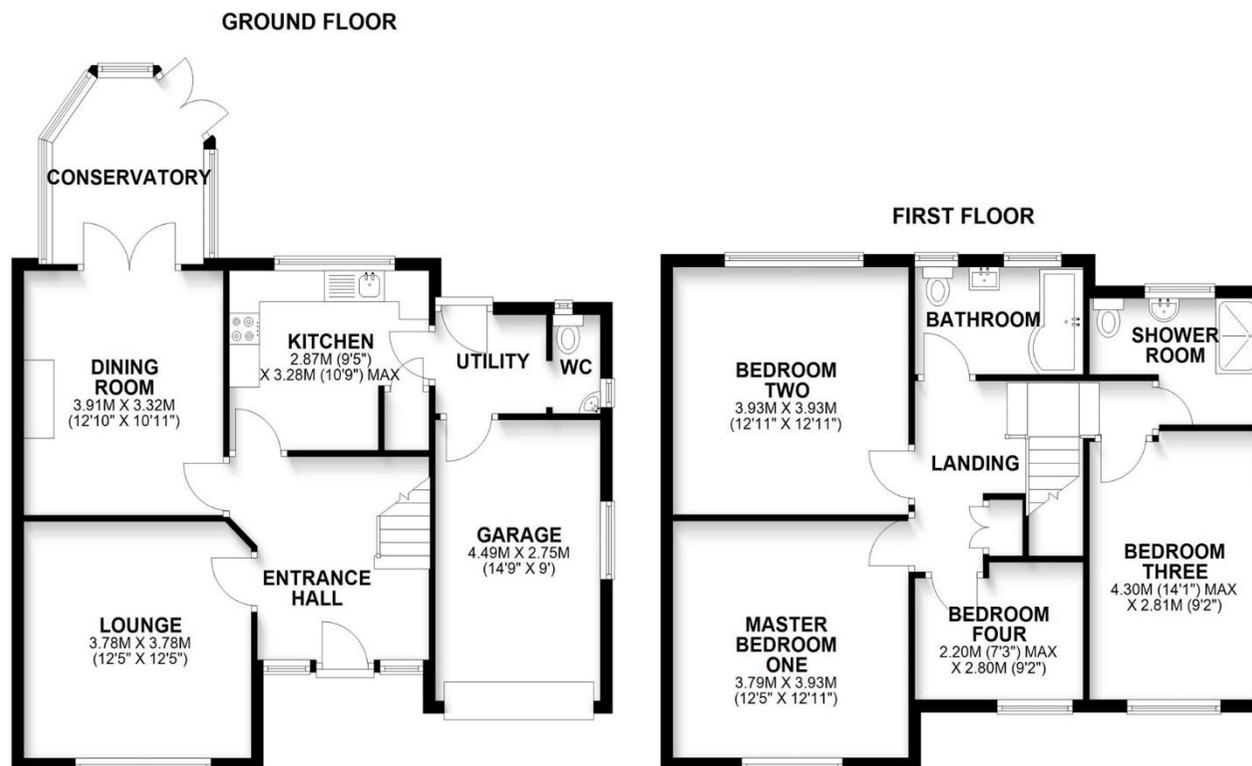






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