



The Paddock
20A Llandennis Avenue | Cardiff | CF23 6JG

FINE & COUNTRY

THE PADDOCK



Tucked away behind private gates along the highly sought after Llandennis Avenue, The Paddock is a substantial six-bedroom contemporary residence offering over 6,400 sq. ft. of refined living space.



Originally constructed in 2012 and further upgraded in 2023 with the latest renewable energy and smart home technologies, this remarkable home blends elegant design with exceptional functionality.

From its striking double-height window in the reception hall and grand living spaces to its landscaped gardens with hot tub, every detail has been crafted to offer luxury, comfort and a sense of retreat all within minutes of Cardiff's city centre.

STEP INSIDE

A statement entrance sets the tone, illuminated by a full-height window overlooking the gardens, immediately conveys scale and light. A central staircase with glass balustrades leads to the upper floors, creating a beautiful focal point from the moment you arrive.

To the right, the formal living room provides an elegant yet relaxed entertaining space with feature coffered ceiling detailing and full-width bi-fold doors opening to the terrace and gardens beyond. Across the hall, a dedicated home office offers a quiet workspace overlooking the front driveway, equipped with its own kitchenette worktop, making it the perfect place for those working from home.

The heart of the home is the open-plan kitchen, dining and family space, designed for both family life and entertaining. A large central island with breakfast bar complements the sleek contemporary cabinetry and premium NEFF appliances, including twin ovens, steam oven, coffee machine and induction hob with integrated extractor. Additional highlights include a Quooker boiling, chilled and sparkling tap, Insinkerator waste disposal, and integrated ceiling speakers in the dining area.

Double-aspect patio doors flood the space with natural light and open to both the front and rear gardens, while the adjoining snug/sitting room features a log-burning stove for a cosy, informal seating area, the perfect spot for guests relax while the hosts are cooking, or for children to unwind while parents cook.

Further ground floor accommodation includes a cinema/playroom with bespoke shelving and media TV unit, boot room, utility room, cloakroom, shower room, and a flexible music studio – ideal for use as a gym, art studio or yoga room. The integral double garage with motorised doors completes this well-planned level.

The first floor hosts four superb bedroom suites, each with its own en suite. The principal suite enjoys a Juliet balcony overlooking the gardens, his and hers bathrooms, and an extensive walk in dressing room, offering a true sense of indulgence.

The top floor provides a self-contained living area with large bedroom, en suite bathroom with beautiful views to surrounding countryside, kitchenette, lounge and study, as well as a large dressing area with central island and built in wardrobes, perfect for guests, older children, or multi-generational living. This space is extremely versatile and could be used as additional bedrooms, a self-contained living space, or perhaps a work space or yoga studio/consultation space etc.

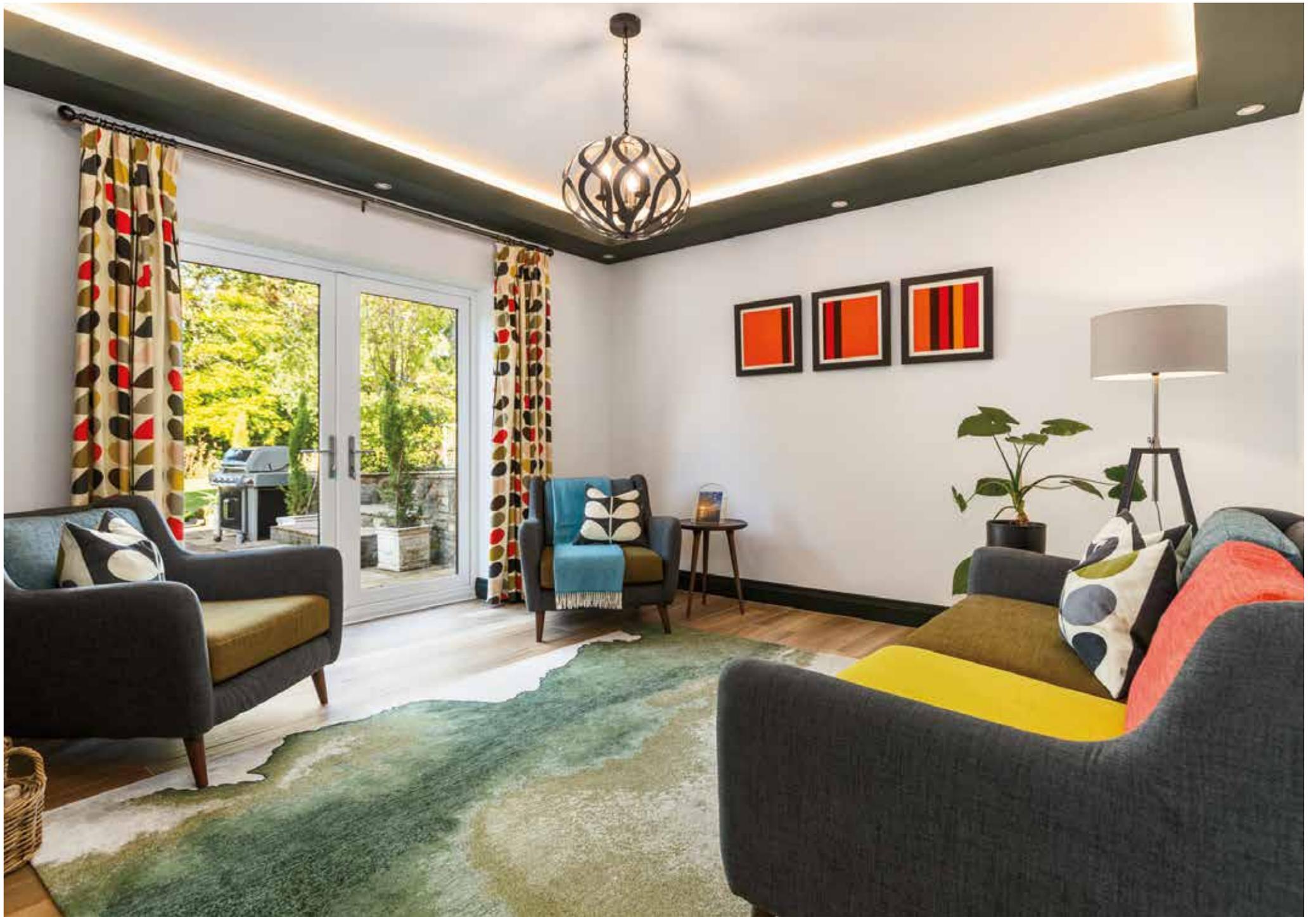






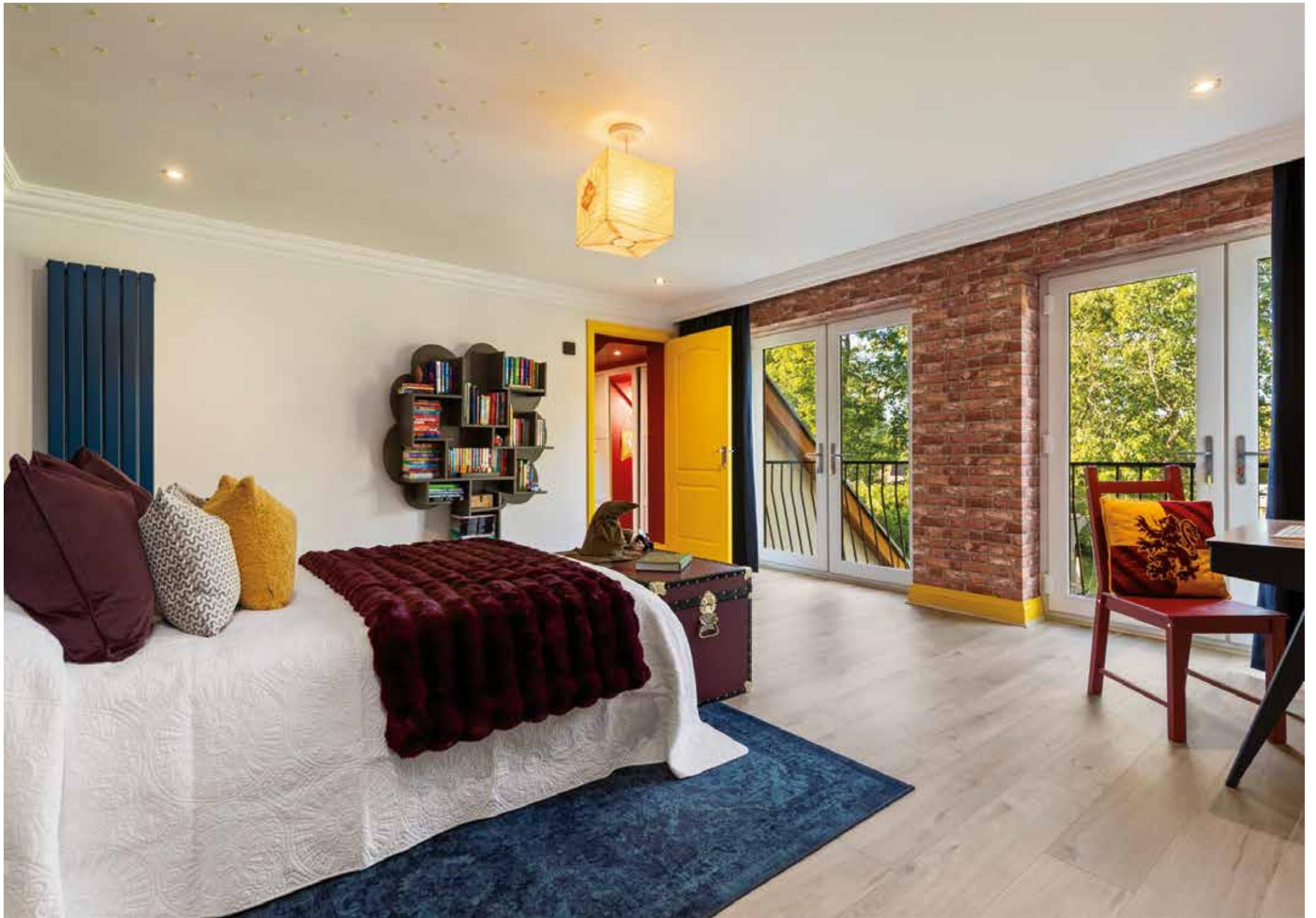






















STEP OUTSIDE

Approached via electric gates, the property sits within a private, mature plot with a sweeping driveway providing ample parking and access to the double garage. Landscaped gardens wrap around the home, designed for both beauty and functionality, with a mix of lawn, terrace, and mature planting providing privacy and seclusion, this home really does have the wow factor as you pull up to the main entrance.

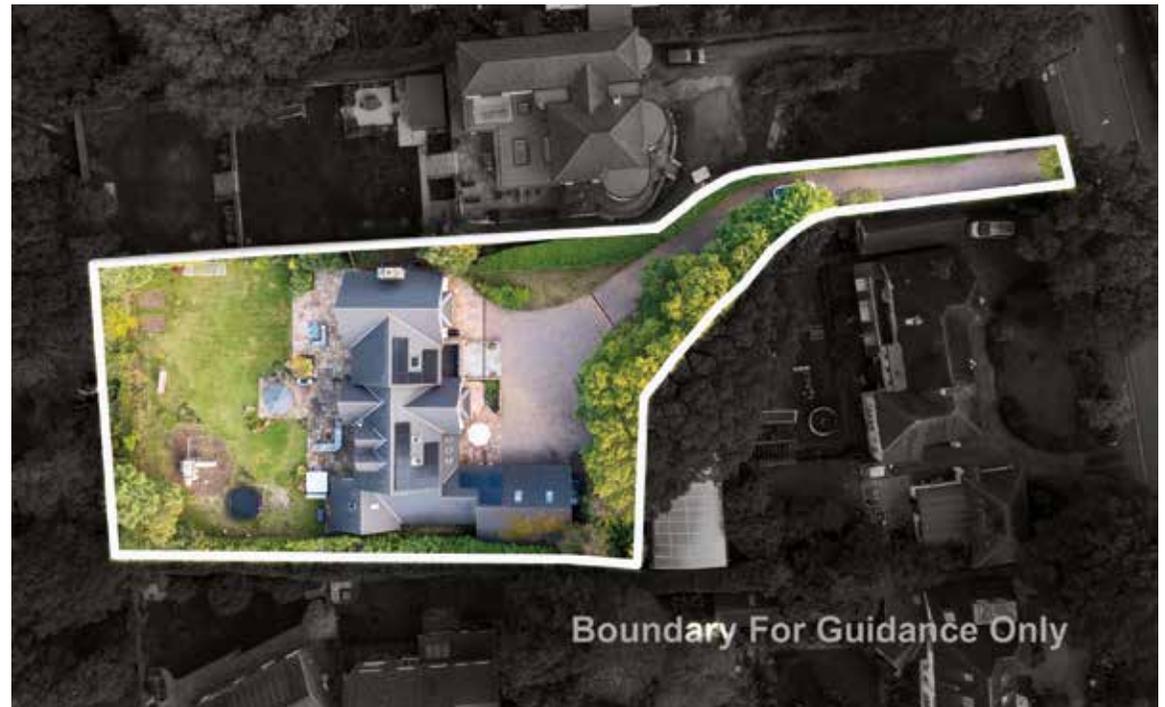
To the rear, generous terraces offer multiple areas for entertaining and relaxation, including a HotSpring Envoy hot tub and outdoor dining zones. The property is fully equipped for modern living with exterior power points, security lighting, CCTV cameras, and outdoor taps to both the front and rear.

Sustainability and efficiency are at the heart of the home, featuring a 10.66 kW solar PV system with 23.2 kWh battery storage, three-phase power, Zappi EV charger, and Eddi solar water diverter – all monitored via an intelligent MyEnergi system. Heating is zoned with underfloor heating throughout the majority of the ground floor and TADO smart thermostats controlling all levels.

Location

Situated in the heart of Cyncoed, one of Cardiff's most prestigious suburbs, The Paddock enjoys a peaceful setting just moments from Roath Park Lake, Cyncoed Village and the Cardiff Golf Club. The area is renowned for its excellent schools, including Cardiff High School, Lakeside Primary School, Rhydypenau Primary School and nearby leading private options Howell's School, The Cathedral School, St Johns and Kings Monkton all within easy reach.

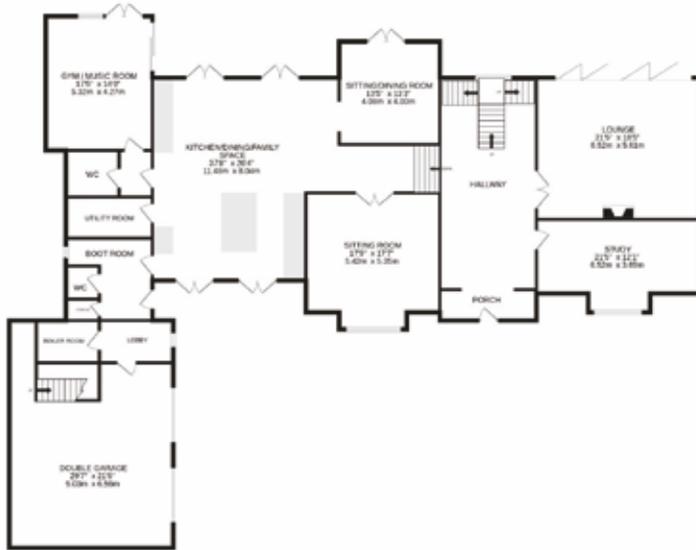
Commuter links are excellent, with Cardiff city centre approximately 10 minutes away and Heath High Level and Low level railway stations providing convenient connections across South Wales and into London Paddington. The A48 and M4 motorway are easily accessible, linking to Newport, Bristol and beyond, while Cardiff International Airport is around 30 minutes by car. Bristol Airport can also be reached in under an hour, providing further international travel options



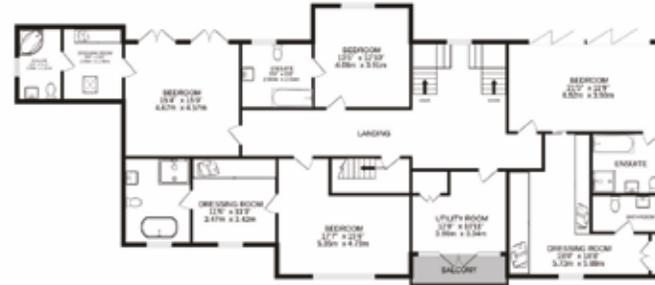




GROUND FLOOR
3296 sq.ft. (306.2 sq.m.) approx.



1ST FLOOR
2265 sq.ft. (210.5 sq.m.) approx.



2ND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 6492 sq.ft. (603.1 sq.m.) 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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We value the little things that make a home

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