

Deepdene Close,
St.
Fagans,
Cardiff,
Caerdydd.
CF5 4SB

335,000



- Four Bedrooms
- Impressive Master Bedroom
- Two Receptions
- Study
- Quiet Cul-De-Sac Location

Viewing Instructions: Strictly By Appointment Only

General Description

*** OPEN HOUSE *** Saturday 2nd September (11:00 - 12:30) Fortis Properties is proud to bring to market a stylish and superbly appointed executive four bed detached property located within the sought after area of St. Fagans, Cardiff. This beautiful family home has been extended to the ground floor and in a quite unique way to the loft area.

The property comprises of a master bedroom with mezzanine floor leading to a private dressing area and en-suite to the first floor level, three further bedrooms, a spacious lounge with marble floor, a second reception room, large open plan kitchen and dining area, study, utility room, family bathroom and WC. The property further benefits from under floor heating to four rooms, leaded uPVC double glazing and gas central heating. The property is set back from the street with a driveway and good sized rear garden.

Accommodation



Entrance Hall

Entered via a newly installed composite door inset with a single obscure glazed panel and additional obscure glazed window to the side panel. Recessed cloaks cupboard with hanging rail and shelf also housing electrical distribution board. Doors leading to the lounge, sitting room, kitchen and WC. Floor laid to ceramic tiles, stair case leading to first floor laid to carpet. Radiator with decorative surround.

W.C

Continuation of ceramic tiled floor, white suite with push button low level WC, wall mounted wash hand basin with tiled splash back and extractor fan.



Lounge (21' 0" x 11' 8") or (6.40m x 3.55m)

Dual aspect leaded uPVC double glazed windows to front and rear, recessed feature gas fire with granite surround, ceiling spotlights, floor laid to magnificent marble tile with under floor heating thermostatically controlled, integrated Bose speakers at ceiling height and subwoofer recessed within wall.



Sitting room (12' 8" x 8' 6") or (3.87m x 2.60m)

Leaded uPVC glazed window to front aspect, raised ceiling to the room front with Velux window inset, floor laid to high gloss ceramic tile with under floor heating thermostatically controlled, ceiling spotlights, gloss finish stylish storage to remain, radiator.



Kitchen (12' 10" x 8' 2") or (3.90m x 2.50m)

Fitted with a range of white fronted units, a four drawer unit, ample work surface areas with an inset one and half bowl 'Franke' stainless steel sink with chrome mono bloc tap, tall larder cupboard. Four ring stainless steel 'Belling' hob with granite tiled splash back, stainless steel fan assisted electric double oven with cupboards above and beneath, plumbing space for dishwasher, space for built under fridge, ceramic tiled splash backs, granite wall to tiled floor. Leaded uPVC double glazed window to rear aspect. Open plan through to;

Utility Area (7' 7" x 5' 10") or (2.32m x 1.78m)

Entered via an archway from the kitchen area. Space for an American style fridge freezer, plumbing and space for a washing machine, work surface area, wall mounted Worcester gas combination boiler. Continuation of granite tiled floor, tiled splash backs, newly installed half double glazed door with obscure and leaded glazed panel leading to the garden.



Dining Area (8' 2" x 8' 2") or (2.50m x 2.50m)

Open plan to the kitchen. Leaded uPVC double opening patio door to rear aspect, continuation of granite tiled floor, vertical tubular radiator, wooden panelled glass door leading to the study/bedroom five;



Study/Bedroom 5 (8' 2" x 8' 2") or (2.50m x 2.50m)

Leaded uPVC window to front aspect, floor laid to solid oak, mezzanine floor which can be used for storage or sleeping space, Velux over front aspect on sloped roof, radiator.

Landing

Staircase to first floor laid to carpet, doors leading to all four bedrooms and a family bathroom.



Bedroom 1 (12' 6" x 11' 8") or (3.80m x 3.55m)

Leaded uPVC window to front aspect, integrated superior quality wardrobes, floor laid to carpet, integrated Bose speakers to remain, two electronically controlled Velux windows with inbuilt rain sensors, two radiators. Door to en-suite. Stunning bespoke staircase leading to an impressive mezzanine;



Mezzanine Landing

Mezzanine landing laid to carpet with glass balustrade, spotlights to ceiling over mezzanine and bedroom area, extensive storage space to the eaves along the landing leading to the attic living space;



Attic room (25' 11" x 6' 7") or (7.90m x 2.0m)

Laid to carpet, substantial storage to eaves with further storage behind, ceiling spotlights, Velux window to rear aspect, LED mood lighting installed at floor level, under floor area is fully sound proofed.

En Suite

Stainless steel enclosure with folding glass door, 'Raindrop' shower, thermostatic mixer, wall mounted wash hand basin with drawer beneath. Quartz white tiled floor with electric under floor heating, sunken spotlights and extractor fan.



Bedroom 2 (12' 10" x 9' 10") or (3.90m x 3.0m)

Leaded uPVC glazed window to rear aspect, high quality fixed wardrobes and storage, radiator, floor laid to carpet.



Bedroom 3 (10' 10" x 8' 8") or (3.30m x 2.65m)

Double bedroom with leaded uPVC glazed window to rear aspect, floor laid to carpet, radiator.



Bedroom 4 (8' 6" x 8' 6") or (2.60m x 2.60m)

Double bedroom with leaded uPVC glazed window to front aspect, floor laid to carpet, radiator.



Bathroom (9' 2" x 5' 6") or (2.80m x 1.68m)

Fully tiled bathroom comprising of bath with shower over, low level WC, vanity unit with wash hand basin and mixer tap over. Floor laid to tile with thermostatically controlled under floor heating, stainless steel chrome towel radiator, wall mounted shaver socket, leaded uPVC glazed window to rear aspect.

Front Garden

Laid to cobblestones with paved pathway to property entrance, mature evergreen, driveway for one vehicle.

Rear Garden

Extensive paved patio, raised lawn area, flowerbeds, shrubs, mature tree line to the rear and side, timber constructed shed, outside cold water tap, pathway to the side of the property with wrought iron gate giving access to the front garden.

Services

Mains electricity, mains water, mains drainage, mains gas

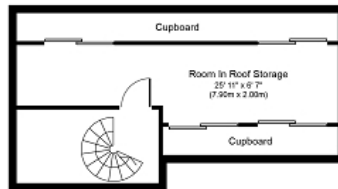
EPC Rating:65

Tenure

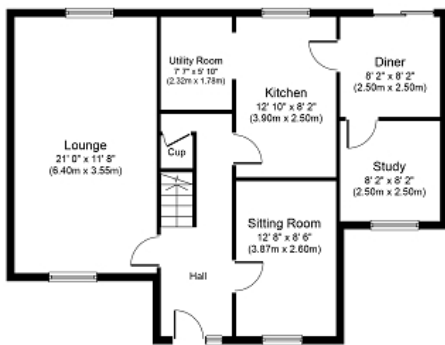
We are informed that the tenure is Freehold

Council Tax

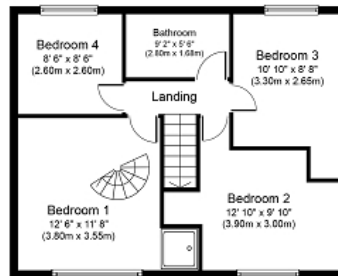
Band F



Roof Floor
Approximate Floor Area
258 sq. ft.
(24.0 sq. m.)



Ground Floor
Approximate Floor Area
771 sq. ft.
(71.6 sq. m.)



First Floor
Approximate Floor Area
553 sq. ft.
(51.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor.

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