

64a Ardwyn

Pantmawr | Cardiff | CF14 7HD

Detached House | Offers In Region Of £515,000



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# PROPERTY DESCRIPTION

**\*\*LARGE DETACHED FAMILY HOME\*\*** An exceptionally spacious and versatile detached family home which has been modernised and extended by the current owners and set over three floors. The property is offered for sale in immaculate order throughout and the accommodation comprises entrance hall, cloakroom, through lounge, sun lounge, modern fitted kitchen, conservatory, master bedroom with en-suite, five additional bedrooms and family bathroom. The property also offers double glazed windows and doors throughout, gas fired central heating, block paved driveway, double garage with utility room/workshop, brick built outbuildings and delightful south east facing rear garden. **\*\*INTERNAL VIEWING RECOMMENDED\*\***

- **Tenure** Freehold
- **Council Tax Band G**
- **Floor Area (Approx).**
- **Viewing Arrangements** Strictly by Appointment

## LOCATION

Situated in the popular residential suburb of Pantmawr close to Rhiwbina Village and Whitchurch Village offering an abundance of local shopping facilities. There is a regular bus service into the City Centre also close at hand with road links to the A470 and M4 motorway a short drive from the house. Whitchurch Golf Club is also close by as well as numerous parks and recreational facilities. Well regarded Primary and Secondary schools are also within walking distance.

## ENTRANCE PORCH

uPVC double glazed porch with door and obscure glazed panel. Further leaded panels and obscure double glazed window to side with fan light. Ceramic tiled flooring. Cloak hanging. Lighting. Double glazed sliding doors into;

## ENTRANCE HALL

Coved ceiling with downlighters. Mahogany woodblock flooring. Central heating radiator. Turned staircase with balustrades to first floor. Door into inner hallway with ceramic tiled floor giving access to;

## CLOAKROOM

uPVC obscure double glazed window to side. Ceramic tiled floor. Wall mounted wash hand basin and low level WC. Central heating radiator. Personal door into garage.

## LOUNGE/DINING ROOM

24' 0" x 12' 10" (7.34m x 3.92m) A spacious reception room with large double glazed window to front aspect with leaded fan lights. Coved ceiling. Mahogany woodblock flooring. Feature rosewood wooden fire surround with living flame gas fire and marble hearth and inset. Two Central heating radiators. TV point. Double doors into;

## SUN LOUNGE

14' 0" x 11' 0" (4.27m x 3.36m) A lovely addition to the lounge/dining room with uPVC double glazed doors leading to rear garden and side doors leading into Conservatory. Coved ceiling with downlighters. Laminate wood flooring. TV point. Central heating radiator.

## CONSERVATORY

14' 7" x 12' 7" (4.47m x 3.85m) Fully double glazed with uPVC double glazed patio doors to rear plus further windows to either sides.

Ceramic tiled floor. Wall mounted pillared central heating radiator & underfloor heating. Power and lighting. TV point.

## KITCHEN

18' 7" (incorp base units) x 8' 8" (5.67m x 2.65m) Modern kitchen with range of high gloss white wall, base and drawer units with round edge work surfaces incorporating stainless steel sink unit. Built in 'Bosch' appliances to include dish washer, double oven and gas hob with stainless steel extractor fan above. Recess for American style fridge freezer. uPVC double glazed doors into Conservatory plus double glazed window into conservatory. Underfloor heating and pillar central heating radiator.

## FIRST FLOOR

Split level landing are with coved ceiling. Obscure glazed window to side. Stairs to top floor.

## BEDROOM TWO

12' 4" x 10' 10" (3.77m x 3.31m) uPVC double glazed window to front with leaded fan lights. Coved ceiling. Range of fitted wardrobes with hanging and shelving. Fitted bedside tables and dressing table.

Central heating radiator.

### BEDROOM THREE

12' 0" x 9' 6" to w/robe fronts (3.68m x 2.90m) uPVC double glazed window to rear. Coved ceiling. Range of fitted wardrobes with hanging and shelving. Cupboard housing Premier water heater. Central heating radiator.

### BEDROOM FOUR

10' 7" x 9' 4" (3.25m x 2.86m) uPVC double glazed window to front with leaded fan lights. Coved ceiling. Central heating radiator.

### BEDROOM FIVE

10' 7" x 7' 11" (3.25m x 2.43m) uPVC double glazed window to rear. Coved ceiling. Radiator.

### BATHROOM

uPVC double glazed window to rear. Coved ceiling with downlighters. Vinyl flooring. Four piece suite comprising spa/jacuzzi bath, vanity unit with inset wash hand basin and low level wc. Walk in double shower unit with rainfall shower head and further hand held shower attachment to mixer tap. Heated towel rail. Central heating radiator.

### BEDROOM SIX/DRESSING ROOM

8' 6" x 7' 9" max (2.60m x 2.37m) uPVC double glazed window to front with leaded fan light. Coved ceiling. Built in wardrobe with shelving and hanging. Central heating radiator.

### SECOND FLOOR

#### MASTER BEDROOM

17' 10" x 19' 5" into Study Area (5.44m x 5.93m) A great size principal bedroom with uPVC double glazed window to side (also a Fire Escape as per Planning Consent) . Track lighting and downlighters to ceiling with two Velux windows. Laminate wood flooring. Range of fitted wardrobes with hanging and shelving. Five 'walk in' under eaves storage areas with power and lighting. TV and telephone points.

#### EN-SUITE

Velux window to ceiling. Downlighters. Vinyl flooring. Part tiled walls. Four piece suite comprising panelled bath with mixer tap, vanity unit with inset wash hand basin and low level wc. Walk in tiled double shower unit.

### OUTSIDE

#### FRONT & SIDE

Block paved driveway with parking for several vehicles to front. Access to garage via roller shutter door.

#### REAR GARDEN

A delightful south east facing garden with lawn and paved areas. Brick built outbuildings including Summer House/Workshop with patio doors, double glazed window plus mains electricity. Downlighters to ceiling.

#### GARAGE/UTILITY ROOM/WORKSHOP

Accessed via roller shutter door at the front and personal internal door. Power and lighting. Plumbed for automatic washing machine and space for additional fridge. Vented for tumble dryer. Gas and electric meters.



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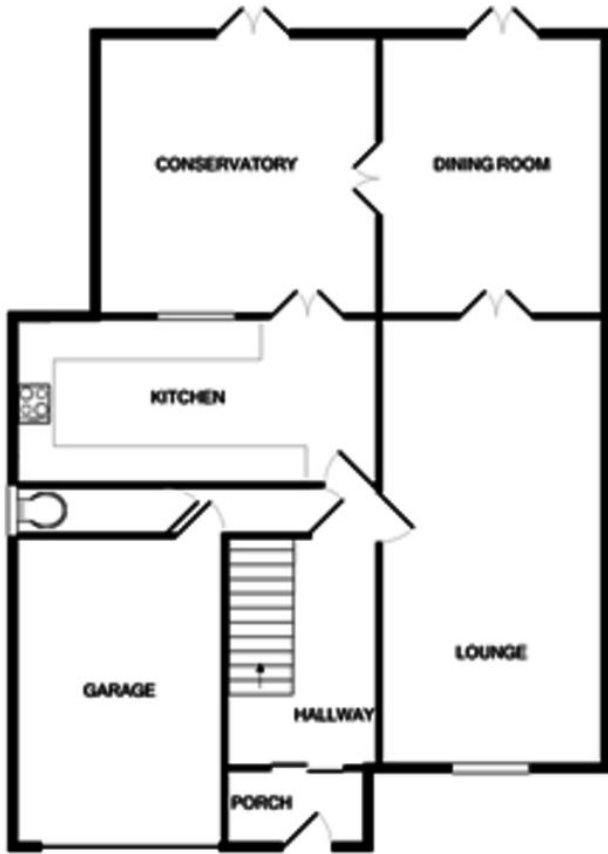


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# FLOORPLANS

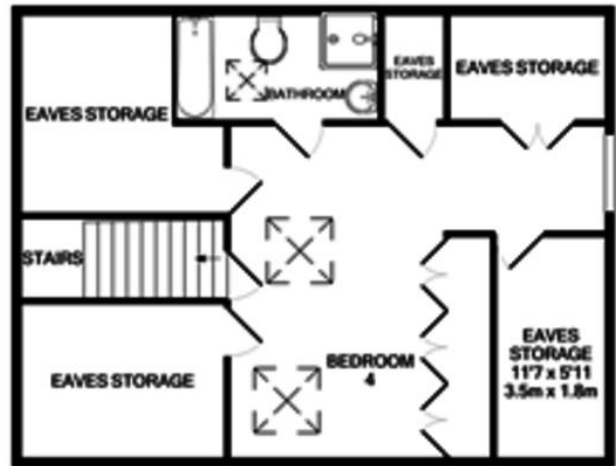


GROUND FLOOR

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. 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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1ST FLOOR



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