

14 Dovedale Close,  
Lakeside, Cardiff  
CF23 5LS

Asking Price £675,000  
House - Semi-Detached  
5 Bedrooms

Tenure - Freehold

Floor Area - 2326.00 sq ft

Current EPC Rating - C79

Potential EPC Rating - B85

An immaculately presented, five double bedroom, family residence ideally situated on Dovedale Close in Cyncoed. This very spacious house forms part of this exclusive and quiet cul-de-sac and is offered for sale in show home condition throughout. The current owners have transformed the property and finished this amazing home to an exceptionally high standard throughout. The bespoke, open plan kitchen features quartz work surfaces and Kupperbusch appliances. The bathrooms are beautifully appointed with Porcelanosa suites and ceramic tiling. The double storey side extension has added a study and utility room to the ground floor and magnificent master bedroom with vaulted ceiling and en-suite shower room to the first floor. Furthermore, the single storey extension to the rear, has created an exceptional kitchen/diner/family room that opens up to a truly spectacular garden. The property is exquisitely decorated and benefits from recently fitted carpets. Viewings are highly recommended.

Cyncoed is known for its leafy surroundings, proximity to Cardiff's city centre, within catchment areas for Lakeside Primary School & Cardiff High School, and close to Cardiff Metropolitan University. Cyncoed offers a peaceful, suburban atmosphere with parks like Roath Park nearby and the varied amenities of Wellfield Road.

#### PORCH

2.78m x 2.14m (9'1" x 7'0")

Via composite front door leading to a spacious porch and entrance hallway. With ceramic tiled floors, painted walls and smooth ceiling. Under stair cupboard and stairs rising to the first floor. Doors to all rooms.

#### WC

0.97m x 1.60m (3'2" x 5'2")

With low level WC, wall mounted wash hand basin with chrome mixer tap. Fully tiled walls and floors. Recessed storage with lighting, smooth ceiling with extractor fan and radiator panel.

#### LOUNGE/GYM

3.62m x 3.60m (11'10" x 11'9")

Currently used as a gym but previously used as the lounge. With bespoke fitted storage to the alcoves, painted walls and smooth ceiling with coving. UPVC window to front with fitted blind.

#### SITTING ROOM

3.61m x 3.92m (11'10" x 12'10")

A beautifully presented sitting room with tiled floors, painted walls and smooth ceiling with coving. Feature wood-burning stove with slate hearth and surrounding. Opening to;

#### KITCHEN, DINING AND FAMILY ROOM

9.35m x 6.85m (30'8" x 22'5")

A wonderful entertaining space and centrepiece of this exceptional home. This very generous, open plan, kitchen, dining and family area is flooded with an abundance of natural light via the floor to ceiling sliding doors and Velux windows. Ceramic tiled floors span the entire area, with neutrally painted walls, pendant lighting and spotlights to the ceiling. The bespoke Porcelanosa kitchen boasts quartz work surfaces, breakfast bar with seating under and top of the range Kupperbusch appliances that include, induction hob, extractor fan, double oven and integrated dishwasher. Creative storage solutions, Franke inset sink and pull-out bin cupboard. There is ample space for family size dining table and chairs and sofas. The family and dining areas are versatile and interchangeable if desired. Hallway leading to;

#### UTILITY

1.77m x 2.25m (5'9" x 7'4")

A valuable space with porcelain tiled floors, wall and base units and work surfaces over. UPVC window, cupboard housing the boiler and pressurised hot water tank. Continuation of the hallway to;

#### OFFICE

1.63m x 2.93m (5'4" x 9'7")

Overlooking the front aspect of the property, with porcelain tiled floors, painted walls, smooth ceiling with coving, UPVC window and radiator panel.

#### LANDING

Via carpeted staircase to landing. Doors to all rooms and stairs to second floor.

#### BEDROOM TWO

3.59m x 3.92m (11'9" x 12'10")

Overlooking the rear aspect with carpeted floor, painted walls and smooth ceiling with coving. UPVC window with fitted blinds and radiator with TRV.

#### BEDROOM THREE

3.60m x 3.60m (11'9" x 11'9")

Overlooking the front aspect with carpeted floor, painted walls and smooth ceiling with coving. Fitted wardrobes, UPVC window with fitted blinds and radiator with TRV.

#### BEDROOM FOUR

3.10m x 2.90m (10'2" x 9'6")

Overlooking the rear aspect with carpeted floor, painted walls and smooth ceiling with coving. UPVC window with fitted blinds and radiator with TRV.

#### FAMILY BATHROOM

2.74m x 1.66m (8'11" x 5'5")

A stunning Porcelanosa bathroom with tiled bath with handheld chrome shower and chrome taps. Recessed storage with lighting, wash hand basin vanity unit with chrome mixer tap. UPVC window with fitted blind, smooth ceiling with extractor and coving.

#### BEDROOM ONE

2.59m x 5.84m (8'5" x 19'1")

A wonderful master bedroom with vaulted ceiling, carpeted floor and painted walls. UPVC window to rear with fitted blind vertical radiator.

#### EN-SUITE

2.93m x 1.37m (9'7" x 4'5")

A stunning Porcelanosa ensuite bathroom with enclosed WC, wall mounted wash hand basin with chrome mixer tap. Double shower enclosure with chrome mixer shower and thermostatic controls. UPVC window with fitted blind. Fully tiled walls and floors. Smooth ceiling with spotlights and extractor.

#### LANDING

Via carpeted staircase to landing. Bespoke, fitted storage cupboards to landing. Velux window. Door to;

#### BEDROOM FIVE

4.81m x 4.18m (15'9" x 13'8")

A stunning bedroom with far reaching views. With carpeted floor, painted walls and smooth ceiling with spotlights and Velux windows. A run of fitted wardrobes and dressing table. Eaves storage and radiator with TRV. Door to

#### WC

1.60m x 1.72m (5'2" x 5'7")

A Porcelanosa suite with low level WC and wash hand basin vanity unit.

#### OUTSIDE

##### FRONT

Ample off-road parking on block paved driveway. Steps to main entrance. Gate to rear garden.

##### GARDEN

14.51m x 11.45m (47'7" x 37'6" )

A sensational entertaining space with raised patio areas and large artificial lawn. Sun terrace to the rear with 2.3m pull out canopy, open fireplace, BBQ and fridge. Gazebo with hot tub under and further under cover seating area. Full audio system to the garden with mixer amp and speakers, lighting and heaters. Gate to refuge area and to the front of the property. A truly magnificent garden, that must be viewed.

#### PURPOSE BUILT STORAGE

Thoughtfully designed and accessed via the sun terrace to rear of the garden. Ample storage space with lighting and power. Audio system controls contained within.

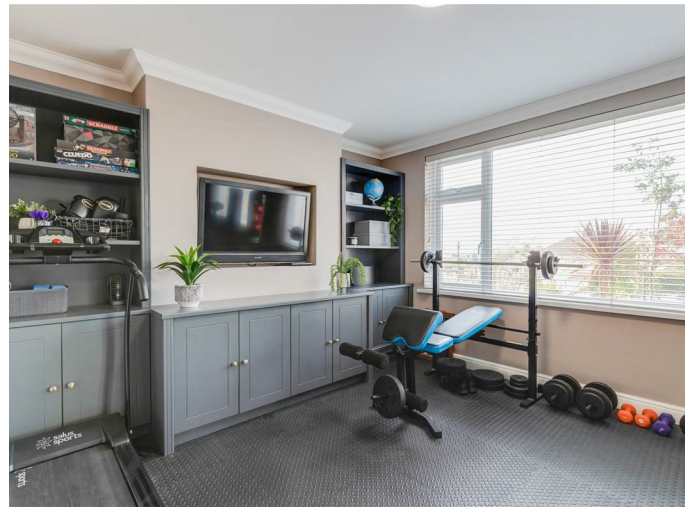
#### TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

#### COUNCIL TAX

Band F

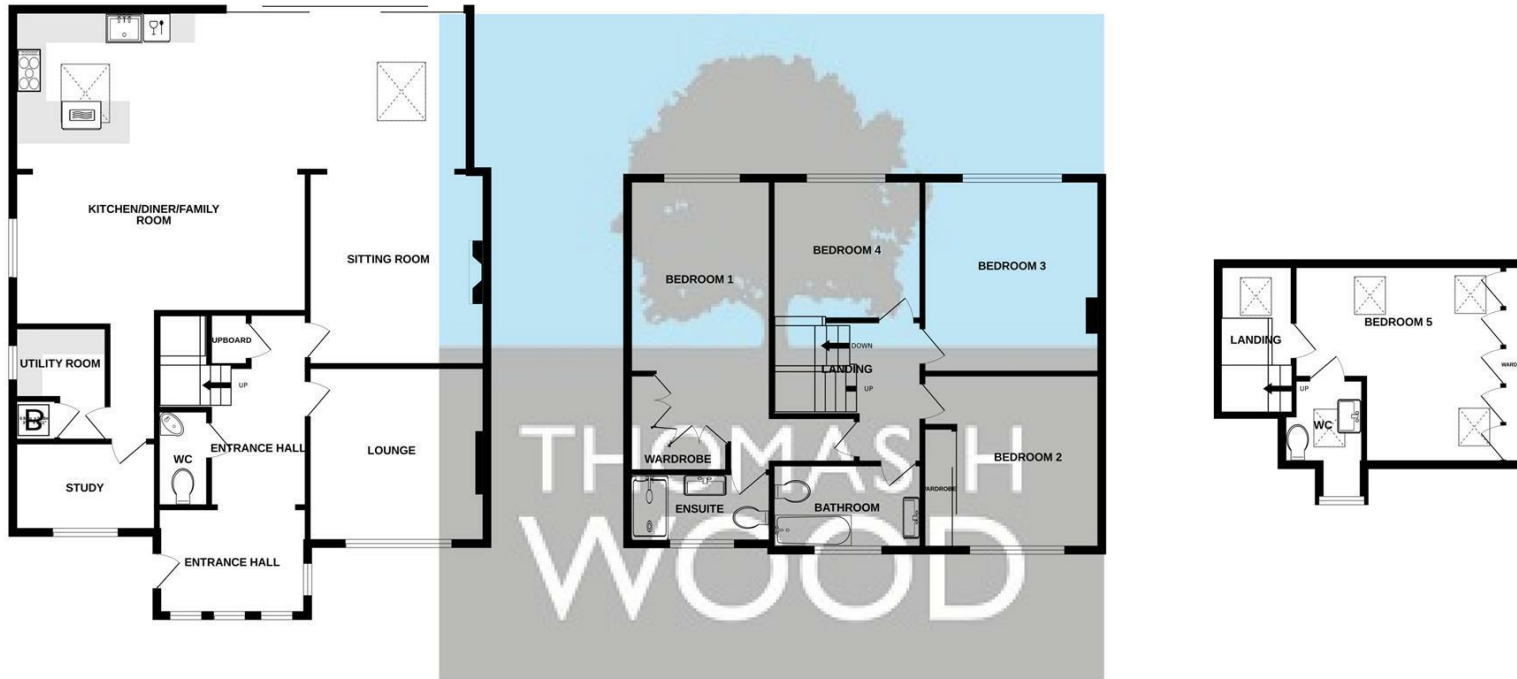




GROUND FLOOR

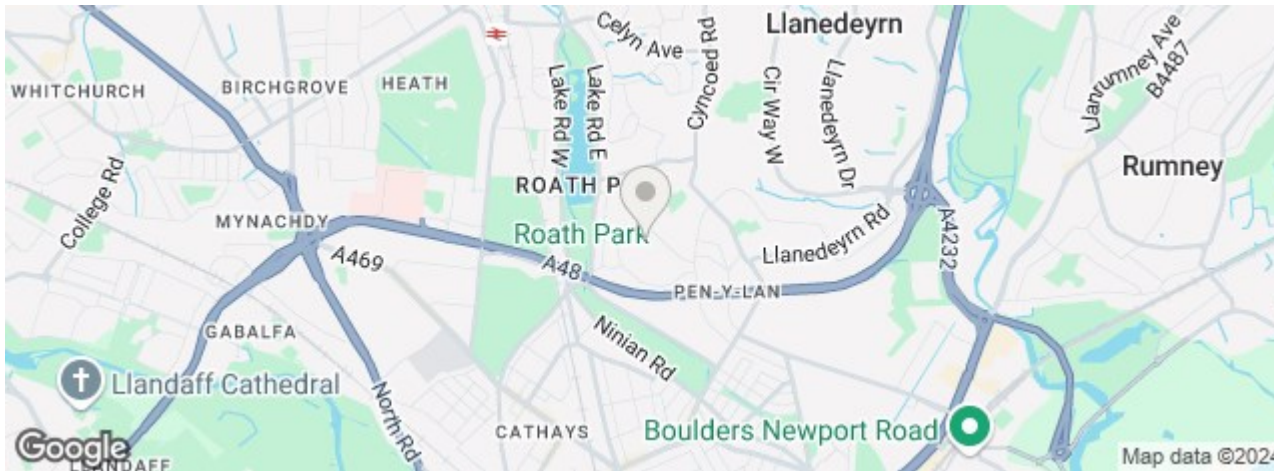
1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 216.1 sq.m. (2326 sq.ft.) 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.  
 Made with Metropix ©2024



# THOMAS H WOOD

[CONTACT](#)

[EMAIL](#)

[sales@thomashwood.com](mailto:sales@thomashwood.com)

[TELEPHONE](#)

02920 626252

[WEBSITE](#)

[www.thomashwood.com](http://www.thomashwood.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	