

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



COED PENGAM  
LISVANE





A fantastic executive home in the heart of Lisvane, this is the largest style the development has to offer and have been vastly improved by the current owners. A home that you can move straight into.

Comments by - Mr Elliott Hooper-Nash



## COED PENGAM

LISVANE, CF14 0AU - ASKING PRICE - £1,650,000



6 Bedroom(s)



5 Bathroom(s)



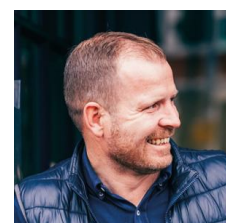
4699.52 sq ft

JeffreyRoss are proud to bring to the market the biggest style detached executive residence in Beaufort Park. The Highclere, is an elegantly proportioned five bedroom detached home set over approx 4,699 /sqft. The grandeur is evident in scale and specification. The ground floor presents both a practical and attractive plan, with a welcoming central entrance hall accessing the lounge and kitchen diner/family area. The kitchen / dining and family room is open plan, yet provides clearly defined spacing, ideal for modern living. The premium kitchen range provides a fantastic anchor whether you are an aspiring chef or consummate host, the dynamic design and high specification appliances will make this a dream for cooking or entertaining. The versatility provided with this layout gives you the option for formal and/or informal spaces including al fresco dining. Bi-fold doors lead to the patio and garden from both the lounge and family space, creating a light and airy sequence of rooms that would suit a seamless indoor / outdoor lifestyle. The generous scale continues on the first floor with a spacious principal bedroom suite, complete with dressing area and luxurious bathroom with walk-in shower, freestanding tub and separate wc. There are a further four generous bedrooms.

Take a closer look at our interactive walk through to appreciate the standard and scale of this executive family home.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**  
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Director





**Entrance Hallway**  
5.33m x 4.17m (17'6 x 13'8)

**Living Room**  
6.88m x 4.09m (22'7 x 13'5)

**Study / Office**  
3.07m x 4.09m (10'1 x 13'5)

**Downstairs WC**  
1.78m x 1.22m (5'10 x 4')

**Open Plan Kitchen / Dining and Family area**  
5.36m x 12.67m (17'7 x 41'7)

**Utility / Laundry**  
3.73m x 2.77m (12'3 x 9'1)

**Storage**  
understairs storage cupboard

**Pantry**

**To the first floor**

**Master Suite**  
5.11m x 4.09m (16'9 x 13'5)

**Walk in wardrobe**  
2.16m x 2.24m (7'1 x 7'4)

**Dressing area**

**Ensuite**  
3.84m x 5.08m widest parts (12'7 x 16'8 widest parts)

**Bedroom Two**  
3.53m x 9.04m (11'7 x 29'8)

**Ensuite**  
2.31m x 2.95m (7'7 x 9'8)

**Walk in wardrobe**  
2.51m x 2.01m (8'3 x 6'7)

**Bedroom Three**  
4.09m x 4.09m (13'5 x 13'5)  
benefits built in wardrobes

**Ensuite**  
2.69m x 1.98m (8'10 x 6'6)

**Bedroom four**  
4.39m x 4.09m (14'5 x 13'5)

**Ensuite**  
2.36m x 2.51m (7'9 x 8'3)

**To the second floor**  
Understairs storage

**Bedroom Five / Cinema / Family Room**  
6.58m x 7.01m widest points (21'7 x 23' widest points)  
An incredible family space that has been converted to a home cinema room and bar area, hidden away on the top floor.

**Bathroom**  
3.71m x 2.82m (12'2 x 9'3)

**Bedroom Six**  
3.94m x 5.56m (12'11 x 18'3)

**Storage cupboard**  
3.35m x 1.96m (11' x 6'5)

**Storage cupboard 2**  
1.24m x 3.56m (4'1 x 11'8)

**Double Garage**  
6.20m x 6.07m (20'4 x 19'11)

**The Developer**  
About Edenstone Homes - Having cultivated a sterling reputation for innovation and excellence in property across South Wales and the South West of England as a family-led business, Edenstone Homes commit to excellence in all aspects of design and construction. Their investment in the beautifully crafted homes they create, and in the customer service they provide, is a reflection of their lasting commitment to supporting buyers through their new home purchases. Following on from the impressive success of at the award-winning Beaufort Gardens, Edenstone Homes are placemaking Cardiff's must-have address further with the magnificent Beaufort Park.

**Key features**  
Superior specification and attention to design for optimal modern living, Luxurious bathrooms, including multiple en suites with pristine ceramic wall tiling from Porcelanosa, Energy efficient and smart home heating with underfloor to the ground level  
NHBC 10-YEAR Buildmark warranty.  
Top floor games / bar and cinema room

**Location**  
Beaufort Park is situated on the edge of the highly regarded village of Lisvane, an affluent suburb and one of Cardiff's most desirable areas. With a semi-rural feel, yet approximately 5 miles north of the City Centre, it benefits from good access by car to amenities in Llanishen, and it has excellent transport links to the M4 motorway at Junction 30 and Cardiff Gate Retail park. Llanishen Reservoir, several parks and nature reserves and Cardiff Golf Club are located nearby. The nearest railway station is Llanishen, providing direct services to Cardiff Central station.

**Additional Information**  
Premium Specification Includes Multi-Fuel Fire, Video Doorbell and Oak Detail Internal Woodwork  
NHBC 10-year Buildmark Warranty  
Converted home cinema and family games room on the top floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 