



19 Coed Pengham  
Lisvane | Cardiff | CF14 0AU

FINE & COUNTRY



# Step inside

19 Coed Pengham

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Welcome to unparalleled luxury living in this exquisite four-bedroom detached family home, situated within the esteemed Beaufort Park development in Lisvane, Cardiff. Lisvane stands as one of Wales' most affluent areas, renowned for its exceptional local schooling options and convenient access to private institutions such as St. Johns, Cathedral, and Howells.

Nestled just north of the city, Lisvane offers a harmonious blend of suburban tranquillity and urban convenience, with a mere 15-minute commute to the vibrant capital. For those with destinations beyond, easy access to Cardiff Central and Newport ensures seamless travel to London or Bristol via train.

This stunning new-build residence, finished less than a year ago, epitomizes modern elegance with an array of high-end finishes and bespoke touches. As you approach, the distinguished facade of this home commands attention, occupying one of the largest front plots in the area and boasting a spacious driveway accommodating approximately four vehicles, along with access to a sizable double garage.

Step inside to discover a world of sophistication, where an expansive open hallway welcomes you with its glass-finished gallery staircase and luxurious Amtico flooring that flows seamlessly throughout the home. The ground floor offers a versatile layout, including a spacious reception room ideal for a home office, a convenient downstairs WC, and ample storage options.

Enter the beautifully adorned sitting room through sliding double doors, where a large bay window bathes the space in natural light, creating an inviting atmosphere for relaxation and cozy evening snuggled by the log burner. The heart of the home lies within the meticulously designed kitchen/sitting room, featuring integrated wine fridges, premium finishes, and a large island that serves as a focal point for culinary creativity. A firm favourite is the walk in pantry, with floor to ceiling shelving, there is also a laundry room.



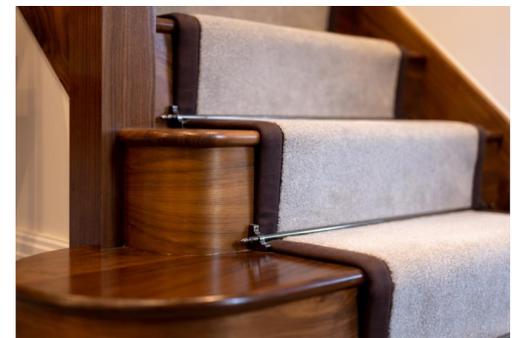
On the first floor, four exceptionally spacious double bedrooms await, each boasting its own en suite bathroom for ultimate comfort and privacy. The master suite indulges with a generous walk-in dressing area and a luxurious en suite complete with a feature shower and bath, offering a tranquil retreat at day's end.

Outside, the sunny aspect garden beckons with its patio and lush lawn, perfect for outdoor gatherings and al fresco dining. The front of the property is adorned with a large plot featuring various plants and shrubs, enhancing the home's curb appeal.

Experience the pinnacle of luxury living in this prestigious Lisvane residence, where every detail has been meticulously crafted to exceed expectations. Don't miss the opportunity to make this extraordinary property your own haven of comfort and style.

## DIRECTIONS

What3words:- [///link.host.rooms](https://www.what3words.com/#!/link.host.rooms)

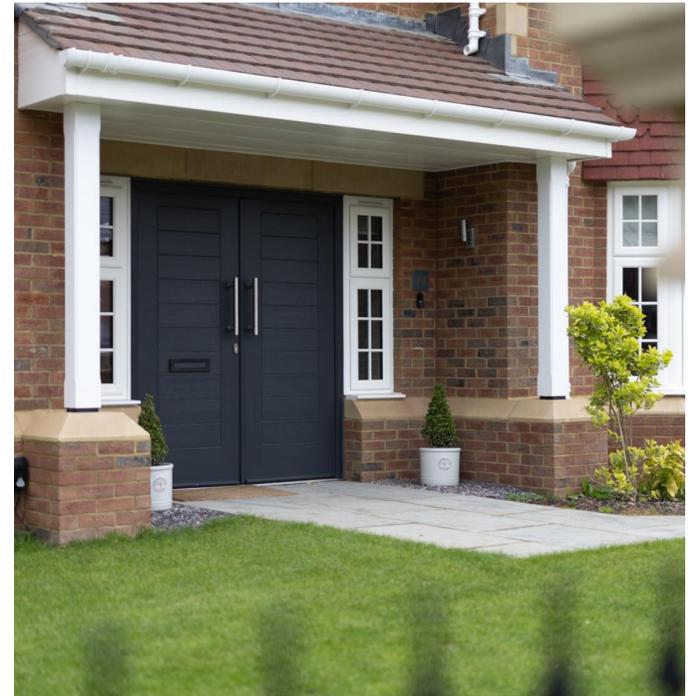




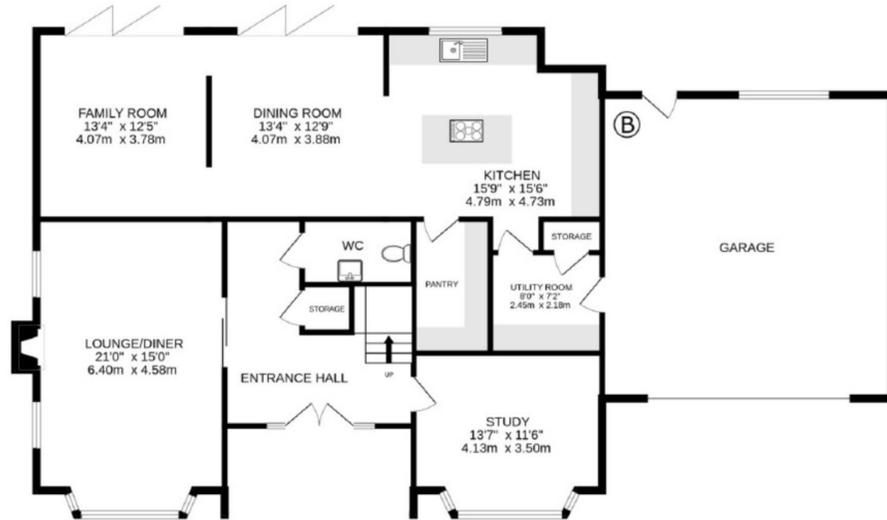


# Step outside

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**GROUND FLOOR**  
1816 sq.ft. (168.7 sq.m.) approx.



**1ST FLOOR**  
1746 sq.ft. (162.2 sq.m.) approx.



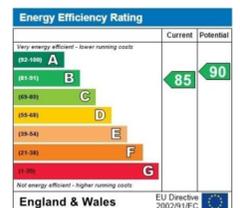
**TOTAL FLOOR AREA : 3562 sq.ft. (331.0 sq.m.) approx.**

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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Postcode: CF14 0AU | Tenure: Freehold | Tax Band: H | Authority: Cardiff | Heating: Gas | Drainage: Mains



\*Internet speed according to the BT Availability Service using the postcode and landline  
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