



Scholars Drive, Penylan Cardiff CF23 9FE

welcome to

Scholars Drive, Penylan Cardiff

NO CHAIN! A rare opportunity to purchase substantial family home. Set in a modern development off of Colchester Avenue overlooking a pretty enclosed green space. This home has been tastefully and substantially extended and offers excellent accommodation for families or multi generational families.

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, understairs radiator and doors providing access to:

Downstairs Wc

Fitted with a two piece suite comprising low level WC and pedestal wash hand basin.

Lounge

15' 8" x 11' 7" into recess (4.78m x 3.53m into recess)

Double glazed bay window to front aspect, inset feature fireplace, radiator and powerpoints.

Kitchen Area/ Dining Area

21' 5" x 18' 5" (6.53m x 5.61m)

'L' Shaped - Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated five ring gas hob, double oven and microwave, dishwasher and fridge/freezer, inset space for 'American' style fridge/freezer, powerpoints, radiator, space for table and chairs, double glazed window and sliding patio doors to extension.

Utility Room

8' 8" Max x 5' 5" (2.64m Max x 1.65m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for washing machine and tumble dryer, radiator, powerpoints and wall mounted combi boiler.

Extension

28' 2" exclu recess x 11' 11" (8.59m exclu recess x 3.63m)

Double glazed windows and French doors to rear aspect, inset spotlights and powerpoints.

Inner Hallway

Double glazed obscure double doors to rear aspect, inset spotlights and ceiling lights and doors providing access to:

Bedroom Seven

11' 4" exclu recess x 9' 2" (3.45m exclu recess x 2.79m)

Double glazed window to front aspect, powerpoints, wall mounted electric radiator, fitted wardrobes and dressing area and door to:

En-Suite

Fitted with a three piece suite comprising walk in shower cubicle, low level WC, wash hand basin inset to vanity unit, tiled flooring and double glazed obscure window to front aspect.

Bedroom Eight

11' 5" exclu recess x 9' 3" (3.48m exclu recess x 2.82m)

Double glazed window to front aspect, powerpoints, wall mounted electric radiator, fitted wardrobes and dressing area and door to:

En-Suite

Fitted with a three piece suite comprising walk in shower cubicle, low level WC, wash hand basin inset to vanity unit, tiled flooring and double glazed obscure window to front aspect.

Separate Wc

Fitted with a two piece suite comprising low level WC and pedestal wash hand basin.

First Floor

Landing

Stairs rising to second floor and doors providing access to:

Bedroom One

19' 6" Max x 19' 1" Max (5.94m Max x 5.82m Max)

Two double glazed windows to front and rear aspect, radiator, powerpoints, fitted wardrobes and door providing access to:

En-Suite

Fitted with a three piece suite comprising walk in shower cubicle, low level WC, wash hand basin inset to vanity unit, tiled flooring and Velux window to rear aspect.

Bedroom Two

14' 6" x 10' 7" into wardrobe (4.42m x 3.23m into wardrobe)

Double glazed window to front aspect, radiator, powerpoints, fitted wardrobe and dining table and door providing access to:

En-Suite

Fitted with a three piece suite comprising walk in shower cubicle, low level WC, wash hand basin inset to vanity unit and built in cupboard.

Bedroom Three

12' 3" Max x 11' 6" (3.73m Max x 3.51m)

Double glazed window to front aspect, powerpoints, radiator, fitted wardrobe and door providing access to:

En-Suite

Fitted with a three piece suite comprising walk in shower cubicle, low level WC, wash hand basin inset to vanity unit and wall mounted heated towel rail.

Study

9' 3" to wardrobe x 5' 2" (2.82m to wardrobe x 1.57m)

Double glazed window to rear aspect, radiator, powerpoints and fitted wardrobes.

Second Floor

Landing

Two Velux windows to rear aspect, radiator and doors providing access to:

Bedroom Five

17' 8" x 11' 9" Max (5.38m x 3.58m Max)

Restricted Head Height: Double glazed window to front aspect, four Velux windows to rear aspect, radiator, powerpoints and fitted wardrobes.

Bedroom Six

10' 10" Max x 9' 2" (3.30m Max x 2.79m)

Restricted Head Height: Double glazed windows to front and side aspect, built in storage cupboard and fitted wardrobe.

Shower Room

Fitted with a three piece suite comprising walk in shower cubicle, low level WC, wash hand basin inset to vanity unit and heated towel rail.

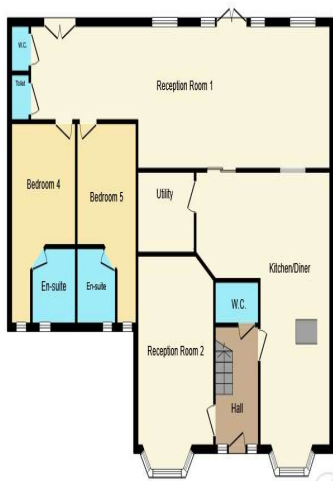
Outside

Front Garden

Enclosed courtyard with artificial lawn overlooking a pretty enclosed green.

Rear Garden

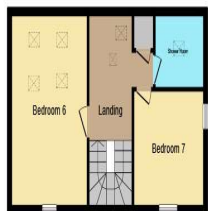
Enclosed by brick wall and fenced boundaries, paved patio area, artificial lawn, powerpoints, outside tap and electric gates onto the street.



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Scholars Drive,
Penylan Cardiff

- Substantially Extended
- Detached Family Home
- Eight Bedrooms and Study
- Five En-Suites
- Additional Bath/Shower Rooms and Two Separate WC
- Overlooking an Enclosed Green
- No Chain
- Viewing is Essential

Tenure: Freehold EPC Rating: C

Council Tax Band: H

offers in excess of

£650,000



view this property online allenandharris.co.uk/Property/ROA114084



Property Ref:
ROA114084 - 0002

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