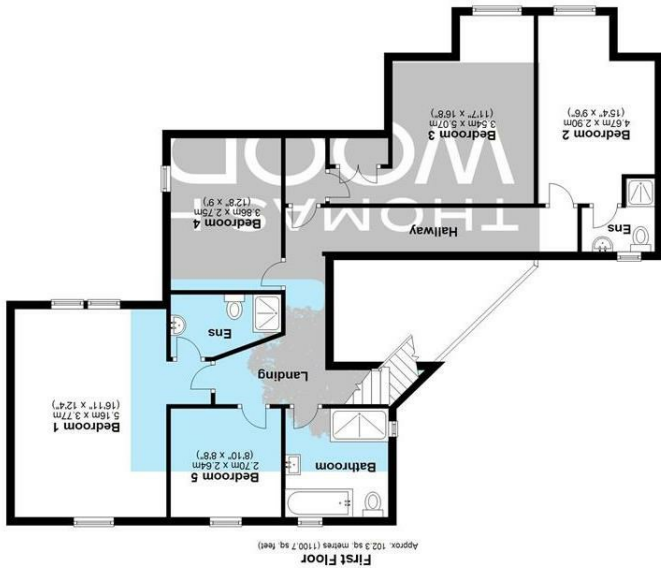
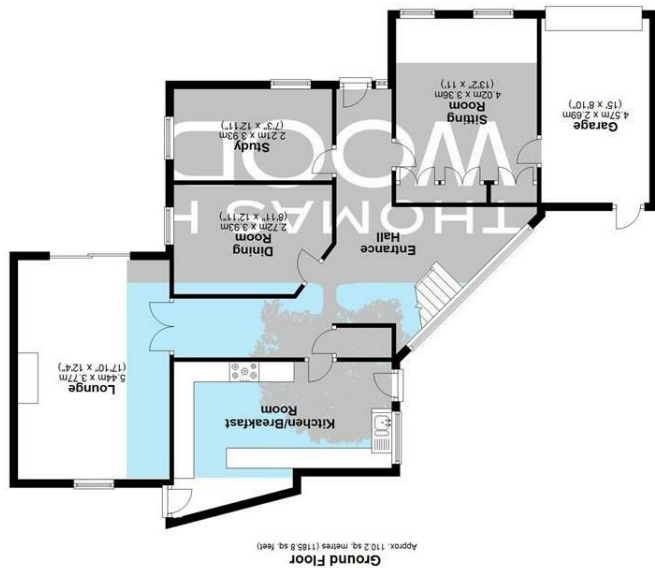


Total area: approx. 212.4 sq. metres (2286.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
68	76
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	

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WEBSITE

02920 626252

TELEPHONE

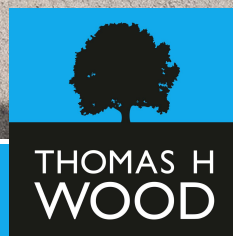
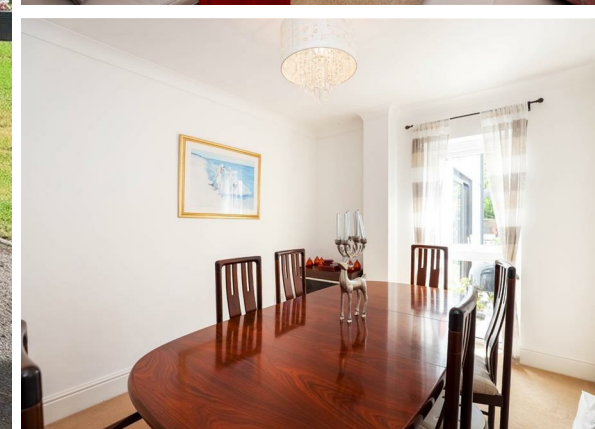
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CONTACT

THOMAS H WOOD





5 Ceiriog Drive,
Pantmawr, Cardiff
CF14 7TU

£795,000
House - Detached
5 Bedrooms

Tenure - Freehold

Floor Area - 2286.50 sq ft

Current EPC Rating - D68

Potential EPC Rating - C76

A rare opportunity to purchase this five bedroom detached family residence set on a generous and private plot in Pantmawr. This stunning property was first built in 1992 and further extended in 2000 to create a modern and spacious home. The property boasts four reception rooms, five bedrooms, three bathrooms and a stunning central hallway and balcony landing. The current owners have maintained the property to a very standard and recent improvements include a new kitchen with generous central island and a new Worcester Bosch Highflow combination boiler. Furthermore, the property sits on a gated private plot that offers ample off road parking, garage and a generous garden. Viewings are highly recommended to appreciate this truly wonderful family home.

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ENTRANCE HALLWAY

Entrance via UPVC fully glazed front door, leading to tiled porch and further internal composite front door.

A stunning entrance hallway with vaulted ceiling and balcony landing. Floor to ceiling glass 'wall', ample space for furniture and doors to all rooms.

FAMILY ROOM

3.36 x 4.01 (11'0" x 13'2")

Painted walls, smooth ceiling, laminate flooring, double glazed windows to front aspect with fitted blinds, fitted wardrobes and integral door to the garage.

STUDY

3.92 x 2.22 (12'10" x 7'3")

Good size study with carpeted floors, painted walls, textured ceiling with coving, double glazed windows to front and side aspect, radiator panel with TRV

DINING ROOM

2.73 x 3.93 (8'11" x 12'11")

Bright and spacious room with carpeted floors, painted walls, smooth ceiling with coving, floor-to-ceiling double glazed window, radiator with TRV

WC

0.83 x 1.30 (2'9" x 4'3")

Partially tiled walls, oak LVT flooring, low-level WC, wall mounted wash basin and chrome mixer tap and towel rail.

KITCHEN

3.48 x 5.67 (11'5" x 18'7")

Modern kitchen with a range of wall and base units and contrasting worktops over. Metro brick tiled surround, space and plumbing for washing machine and dishwasher. Composite sink with chrome mixer tap, five ring gas hob with stainless steel extractor over, fitted microwave oven, electric double oven and grill, integrated fridge freezer and integrated wine cooler. Large central breakfast bar with space for six seats, UPVC obscure glazed doors to rear gardens.

LOUNGE

3.77 x 5.45 (12'4" x 17'11")

Bright and spacious principal reception room with carpeted floors, painted walls, textured ceiling with coving, gas fire with marble hearth and wooden surround, UPVC sliding doors to patio and garden, UPVC window to rear, radiator panels with TRV.

LANDING

A striking balcony landing area with an abundance of natural light, carpeted floors, airing cupboard, vaulted ceiling, Velux windows and doors to all rooms.

MASTER BEDROOM

5.46 x 4.87 (17'11" x 16'0")

Superb master bedroom with vaulted ceiling, carpeted floors, painted walls, fitted wardrobes along one side, radiator with TRV, Velux windows to front and rear aspects door to;

EN-SUITE

1.56 x 2.65 (5'1" x 8'8")

Low-level WC, pedestal wash handbasin, partially tiled walls, white oak LVT flooring, chrome towel rail, sliding glazed shower enclosure, chrome mixer shower and spotlights.

BEDROOM 2

2.85 x 4.76 (9'4" x 15'7")

Painted walls, smooth and vaulted ceiling with spotlights, laminate flooring, recess space for dressing table and wardrobes, radiator with TRV, double glazed window to front aspect, door to;

EN-SUITE SHOWER

1.87 x 2.07 (6'2" x 6'9")

Low-level WC, pedestal wash handbasin, fully tiled walls and floors, folding shower door, mixer shower, spotlights Velux window and radiator panel.

BEDROOM 3

3.36 x 4.76 (11'0" x 15'7")

Very generous bedroom with painted walls, laminate flooring double glazed window to front aspect, painted walls, smooth vaulted ceiling with spotlights, fitted wardrobes along one side, radiator with TRV.

BEDROOM 4

2.66 x 3.85 (8'9" x 12'8")

Further double bedroom with painted walls, smooth ceiling, laminate flooring, ample space for wardrobes and chest of drawers, Velux window to rear aspect, radiator with TRV.

BEDROOM 5

2.64 x 2.65 (8'8" x 8'8")

Carpeted floors, painted walls, smooth ceiling, Velux window, radiator with TRV.

BATHROOM

2.66 x 2.66 (8'9" x 8'9")

Beautifully appointed four piece bathroom with low-level WC, wash hand basin vanity unit with chrome mixer tap, bath with tiled surround, chrome mixer tap, shower enclosure with glazed screen, chrome mixer shower, Velux windows, grey oak LVT flooring.

OUTSIDE

Front

Approached by private driveway leading to gated entrance. Ample off road parking and single garage with up and over door. Stunning 'wrap around' gardens with an abundance of mature trees, plants and shrubs. Patio, deck and BBQ areas further compliment this private and sunny garden.

TENURE

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

COUNCIL TAX

Band H



