

8 Fforest Drive

TRULY SUPERB family home, DETACHED and in a quiet cul de sac no through road location. Benefiting from many upgrades throughout including Oak floors, stainless steel sockets, new radiator thermostats, cinema room and much more!

Accommodation comprises entrance hall with Oak floor which continues through to the WC cloaks, kitchen and utility. The high stairwell makes a great feature and measures approx 5 meters high. There is a front lounge, social family kitchen room and a FABULOUS CINEMA ROOM, sound proofed, pre wired and could come with the projector and 92 inch remote drop down screen, if the right price is negotiated. The first floor has four double bedrooms, a family bathroom and en suite, both of which have been upgraded in recent years. The front of the property has off road parking for 4 vehicles, a garden plus a private rear garden with lawn and seating areas. There is also a dry store to the side of the property, ideal for bikes etc and a partially boarded loft with drop down ladder.

The decor throughout is BEAUTIFUL and this spacious home would suit a family with children, that could play safe outside and have their very own sound proof room for parties, sleepovers, karaoke etc!





Entrance Hall

Accessed via composite door with matching glazed side panels. A welcoming hall with Oak flooring and carpeted stairs to the first floor. Radiator. Internal doors to WC, lounge, kitchen family room and under stair storage cupboard – which has lighting and shoe storage plus coat hooks. Heating controls.

WC Cloakroom

4' 9" x 3' 1" (1.45m x 0.94m)

Continuation of the Oak floor with white WC and pedestal wash hand basin. Radiator, fuse box and opaque window to front.

Lounge

18' 3" x 11' 2" (5.56m x 3.40m)

A beautiful, carpeted lounge with front aspect window and radiator.

Kitchen Family Room

28' 6" x 10' 9" (8.69m x 3.27m)

A fantastic social kitchen, with Oak floor and with Habitat free standing units and matching breakfast bar area, all in solid wood. Large double ceramic Belfast style sink unit inset with mixer tap over. Free standing Smeg range 6 ring gas hob, double oven and cooker hood over. Space and plumbing for appliances as required. Modern splash back tiles and rear aspect window. Radiator and door to utility. The kitchen is open to the family dining area which offers plenty of space for table and chairs and has two sets of double opening doors onto the rear garden plus windows. Measurements taken to widest points.

Utility

8' 11" x 5' 3" (2.71m x 1.61m)

Continuation of the floor from the kitchen, the utility is fitted with eye level units and work surfaces, matching the kitchen plus space and plumbing for further appliances as required. Modern splash back tiles and uPVC partial glaze door to side / rear. Internal heavy weight door to the cinema room.

Second reception / Cinema Room

17' 8" x 7' 10" (5.38m x 2.40m)





and uPVC partial glaze door to side / rear. Internal heavy weight door to the cinema room.

Second reception / Cinema Room

17' 8" x 7' 10" (5.38m x 2.40m)

Carpeted reception room with front window, radiator and inset ceiling lights. This fantastic room is being used as a cinema room. Fully sound proofed and comprising - triple ceiling, weighted door, projector and drop down 92 inch screen (electric remote control). Dolby Atmos DTS-x 7.1 surround sound. Pre-wired. PLEASE NOTE The projector and screen can remain if the right price is negotiated. This makes a fantastic room for children sleepovers, parties, karaoke etc!

Landing

A carpeted landing with loft hatch (drop down ladder and partially boarded - there is a gravity fed water system, with two tanks in the loft). Doors give access to four bedrooms, bathroom, airing cupboard (with water tank) and further storage cupboard.

Bedroom One

15' 3" x 11' 2" (4.65m x 3.41m)

Carpeted double bedroom with front aspect window and radiator. Wall lighting. Door to en suite. Measurements include wardrobe recess and at the widest points.

En Suite

9' 6" x 5' 6" (2.89m x 1.68m)

Modern en suite (approx 3 years) comprising double depth cubicle, fully tiled and with thermostatic shower inset - rainfall style head and separate rinser. WC with dual button flush and concealed cistern plus wash basin set into vanity unit. Ladder heated towel rail. Opaque window to front. Inset ceiling lights and extractor. Ceramic tile floor. Measurements include depth of cubicle.

Bedroom Two

11' 4" x 8' 10" (3.46m x 2.70m)

Carpeted double bedroom with rear aspect window and radiator. Measurements exclude depth of wardrobes.





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Bathroom

7' 8" x 7' 4" (2.34m x 2.24m)

A modern 4 piece bathroom suite in white (approx 3 years old) comprising shower cubicle with thermostatic shower inset – fixed rainfall style head and separate rinser, bath, WC with dual flush and concealed cistern plus wash basin set into vanity unit. Mirror fronted cabinet with lighting. Opaque window to rear and radiator. Ceramic tiled floor. Inset ceiling lights and extractor. Measurements exclude depth of shower cubicle.

Bedroom Three

9' 11" x 8' 10" (3.01m x 2.68m)

Carpeted double bedroom with rear aspect window and radiator. Currently being used as an office.

Bedroom Four

14' 0" x 8' 6" (4.27m x 2.59m)

Carpeted fourth double bedroom with front aspect window and radiator. Currently being used as a studio.





FRONT GARDEN

An established front garden with shrubs and plants, alongside the large driveway. Gate to side / rear.

REAR GARDEN

37' 7" x 34' 9" (11.46m x 10.59m)

A private rear garden with areas of patio seating and a level lawn, with established shrubs. There is a large dry store to one side, ideal for bikes etc (approx 4.5 meters by 1.2 meters) and to the other side there is a pathway to a gated access point for the front. Shed to remain. Outdoor lighting and power points.

DRIVEWAY

4 Parking Spaces

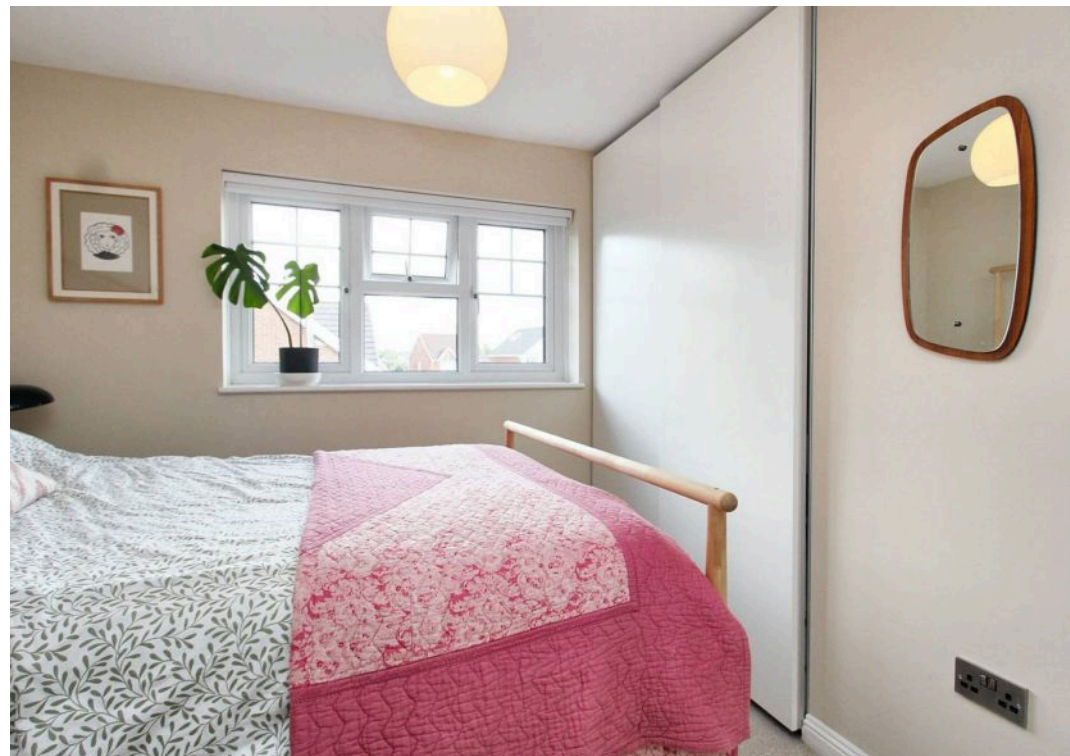
Enough space for side by side parking.







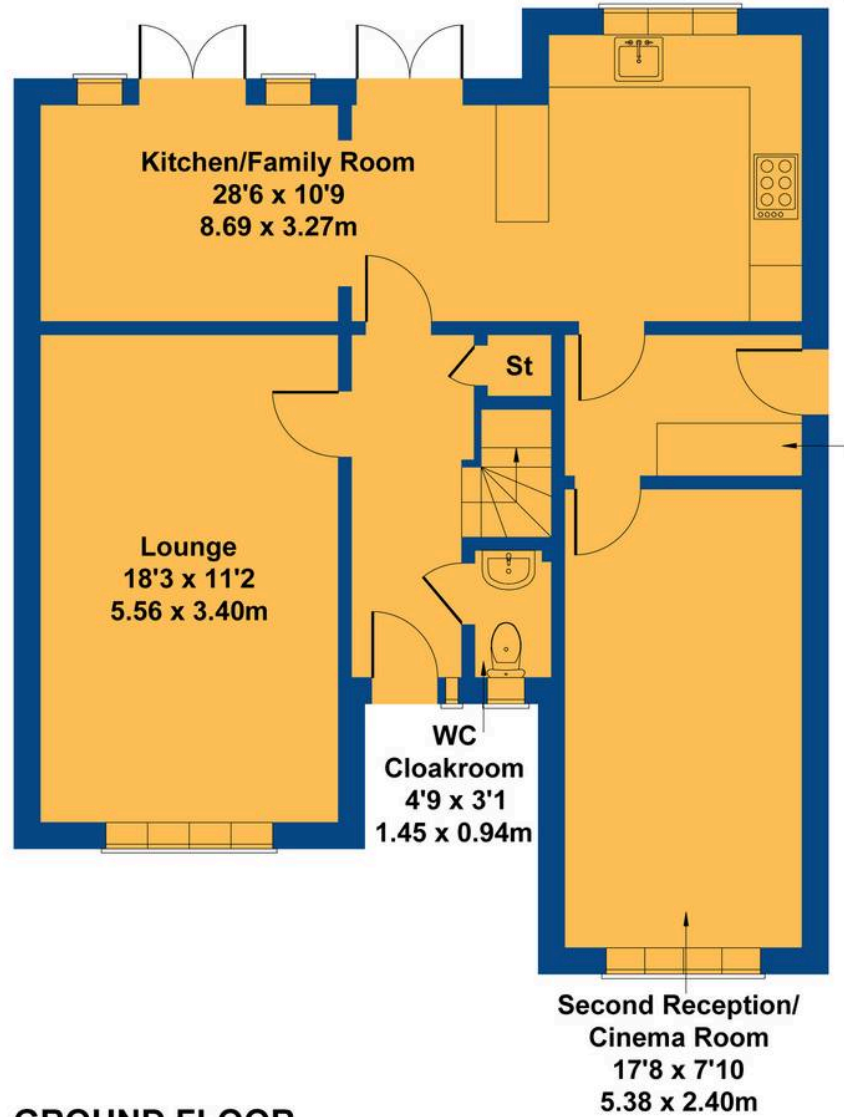




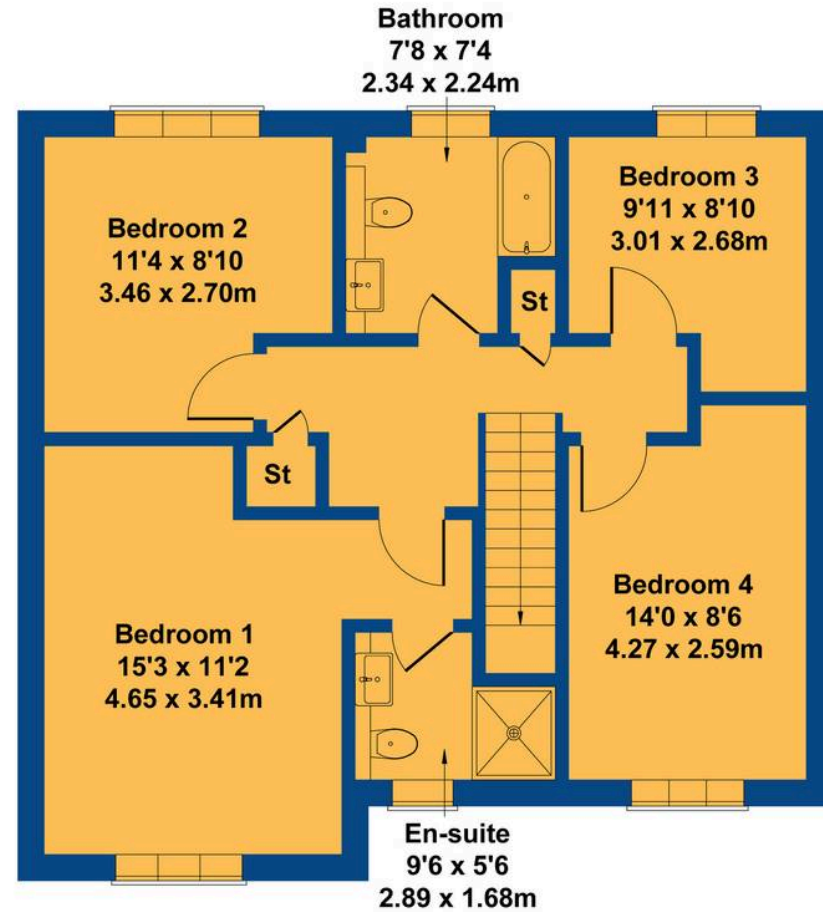
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Approximate Gross Internal Area
1507 sq ft - 140 sq m

Utility
8'11 x 5'3
2.71 x 1.61m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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