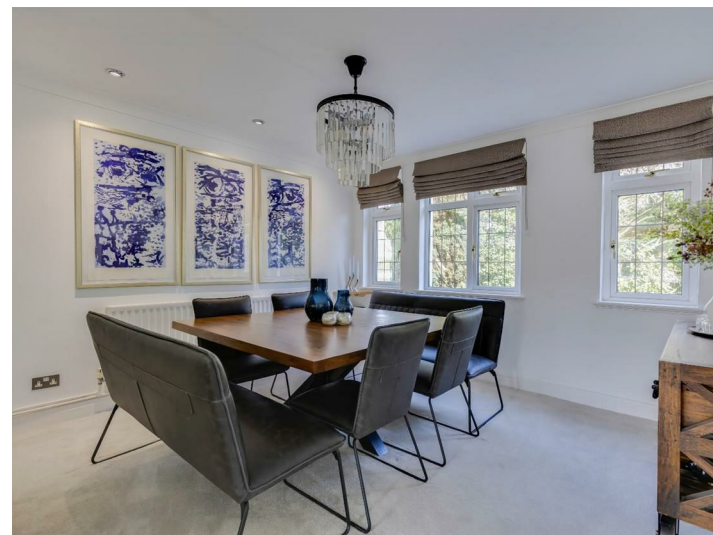




Silver Glen 45 Llantrisant Road
Cardiff, CF5 2PU

Watts
& Morgan



Silver Glen 45 Llantrisant Road

Llandaff, Cardiff, CF5 2PU

£1,550,000 Freehold

6 Bedrooms | 3 Bathrooms | 5 Reception Rooms

This exquisite detached residence in Llandaff offers an exceptional blend of luxury, space, and modern convenience.

With six bedrooms, multiple reception areas, and beautifully landscaped gardens, the property is perfect for family living and entertaining. The inclusion of a high-specification kitchen, a dedicated garden office/studio, and a spacious driveway further enhances its appeal.

Situated close to top-rated schools, local amenities, and excellent transport links, this is a rare opportunity to acquire a prestigious home in a prime Cardiff location.

Viewing is highly recommended to fully appreciate the quality and space on offer.

Directions

Cardiff City Centre – 2.7miles

M4 Motorway Junction 32 – 2.5miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the Property

Situated in the highly sought-after area of Llandaff, this stunning six-bedroom detached home offers exceptional living space spanning over 3,000 sq. ft. Meticulously modernised throughout, the property blends contemporary design with elegant finishes, creating a luxurious yet practical family home.

The grand entrance leads to a welcoming hallway, where you will find thoughtfully designed shoe storage by Sharps, with access to the formal lounge, a bright and airy orangery, and a versatile study/sitting room. The formal lounge exudes warmth and sophistication, featuring a beautiful Wessex stone fireplace with a working log burner, complemented by charming bay-front windows that flood the room with natural light.

The heart of the home is the expansive open-plan kitchen, dining, and family area, which boasts a high-specification kitchen complete with integrated appliances, a central island, and a breakfast bar. The kitchen is designed for both style and functionality, featuring a Miele single oven, a microwave oven, a warming drawer, an induction hob, a double bowl composite sink with a macerator, and a Quooker hot water tap for instant boiling water. This open-plan space seamlessly connects to the rear garden through French doors, allowing for an abundance of natural light. A separate utility room provides additional storage and space for laundry appliances, while a convenient WC completes the ground floor.



About the Property

The first floor features five generously sized bedrooms, one of which is currently used as a dressing room, featuring fitted Sharps wardrobes, alongside a beautifully appointed family bathroom. The principal suite includes a spacious bedroom, a walk-in dressing room, and a luxurious en-suite wet room with underfloor heating, a walk-in dual-person rainfall shower, and a floating vanity unit. Each bedroom benefits from large windows, enhancing the bright and airy feel of the home.

The second floor is home to a versatile sixth bedroom, which could be used as a cinema room, along with an additional shower room. This space is perfect for a guest suite, a private home office, or entertainment purposes, featuring a vaulted ceiling, built-in speakers, and ample storage.

Security and safety are paramount in this home, with an alarm, fire, and CCTV system installed by Churches Fire and Security. This comprehensive system ensures peace of mind for residents, providing top-tier surveillance and protection.

The property is conveniently located just a short walk from the nearby train station, offering a direct route to Cardiff Central Station in under 15 minutes. This excellent transport link makes commuting and city access effortless, adding to the home's appeal for professionals and families alike.

Additionally, the property benefits from approved planning permission for a reconfiguration of the ground floor, allowing for an extended kitchen and utility area, as well as the addition of a second orangery, further enhancing the living and entertaining space.



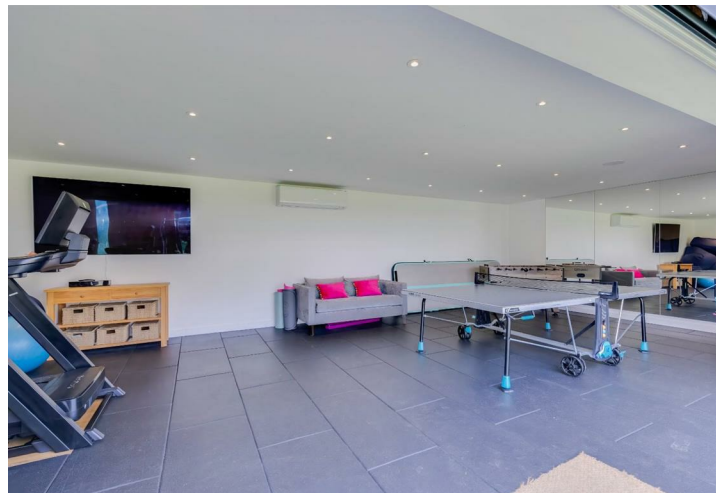


Gardens and Grounds

The property sits on an impressive 0.28-acre plot with beautifully landscaped gardens designed for relaxation and entertainment. The rear garden enjoys a desirable south-westerly aspect, offering a large, well-maintained lawn and mature trees. A full-width composite decked terrace provides an ideal space for outdoor dining, complemented by a bespoke outdoor kitchen with a power supply and gas BBQ.

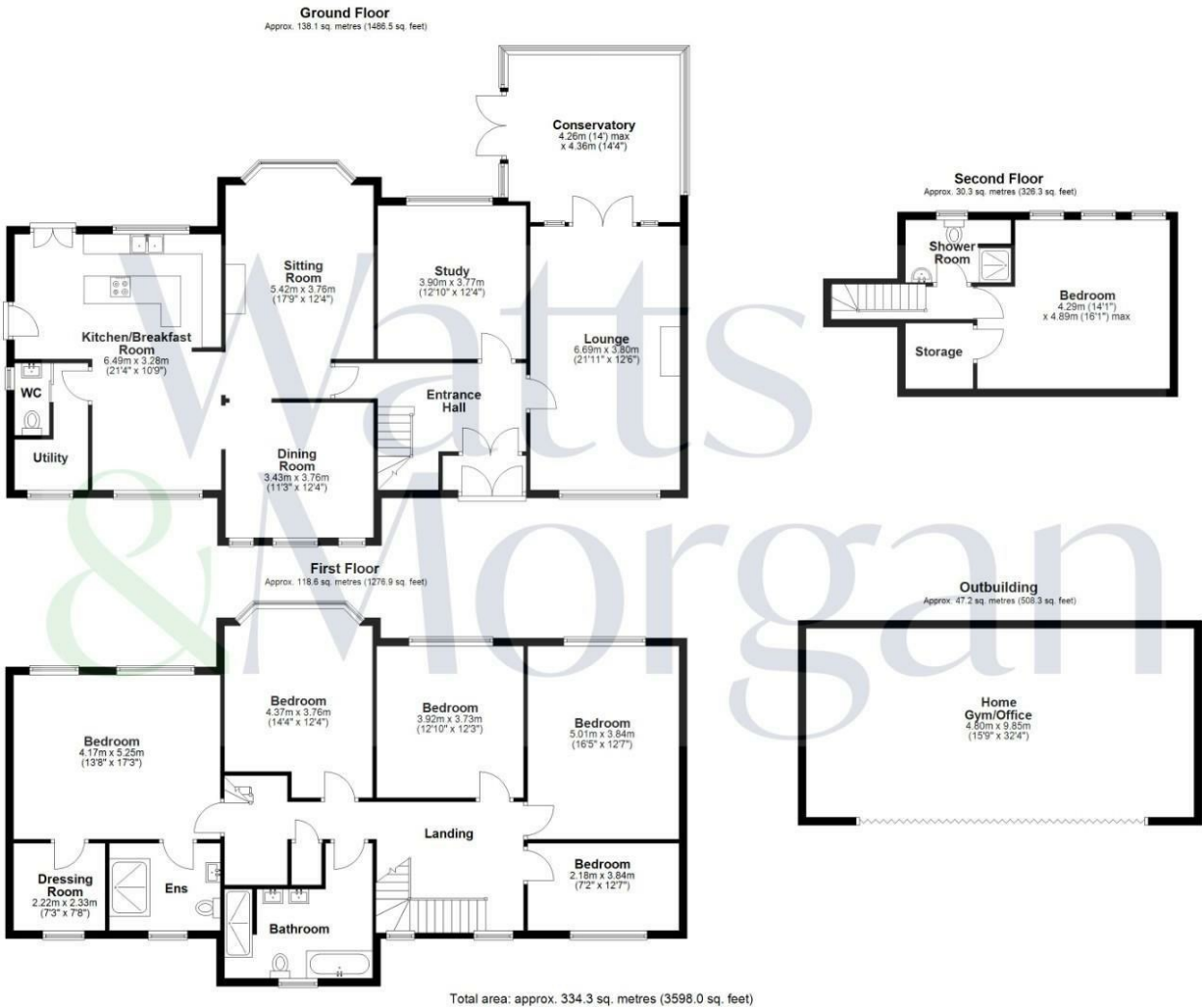
A standout feature is the recently built 10m x 5m garden office/studio, currently used as a gym, equipped with air conditioning, rubber flooring, and five-leaf bi-fold doors that open onto the garden. Additional features include a storage shed with power and lighting, an external water tap, and stylish outdoor lighting.

The front of the property benefits from an in-and-out block-paved driveway, secured by electric wrought iron gates. The driveway provides ample off-road parking and features mature hedging for privacy. Additionally, there is an electric external charging point on the front driveway, offering convenient charging for electric vehicles.



Additional Information

All mains connected. Freehold. Council Tax Band H.
Planning Ref 20_00307_DCH-2328_DP300A-2324184



Energy Efficiency Rating		
	Current	Potential
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		
	65	74
England & Wales		EU Directive 2002/91/EC



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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