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Canon Walk, Llandough Penarth

£550,000

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## About the property

Built by Messrs Charles Church this beautifully presented detached double fronted modern home. Located within this exclusive development in the heart of the village. Greatly improved by the present owners to include an Orangery extension with contemporary bi-fold doors and under floor heating. We believe the plot to be one of the largest on the site. Briefly the accommodation comprises a welcoming and spacious entrance hall, ground floor cloakroom/wc, 22' lounge with limestone fireplace, internal bespoke bi-fold doors lead into the orangery with the bi-fold doors opening into the garden plus a central roof lantern, the spacious kitchen with room for dining table and chairs benefits from integrated appliances by AEG to include a dishwasher, double oven, hob & cooker hood. To the first floor you will find generous bedrooms - 3 benefiting from floor to ceiling built in wardrobes plus from the master a stylish en-suite shower room/wc plus there is a family bathroom/wc. Complimented with gas central heating, upvc double glazing, security alarm plus NHBC guarantee outstanding. With an established frontage plus a beautifully landscaped and enclosed side large garden plus detached larger than average garage and rear parking. Viewing highly recommended.

## Accommodation

### Llandough

Over the past few years, Penarth has been voted the best town in Wales as voted for by the Sunday Times readers. Llandough is a small suburban area on the outskirts of the Town centre. At the heart - Llandough Hospital. There is a large recreation area with playing field within Llandough plus the historic St. Dochdwy's Church.

The schooling in Penarth is particularly high with the property in the catchment for Llandough Primary then automatic feeder to St. Cyres Secondary School. There are 2 secondary schools plus a private school - Westbourne for children aged 5 to 18.

There are numerous parks in the town plus the award winning and fully restored Pier located on the Esplanade with it's spectacular sea views.

There are many fine places to dine in Penarth.

A delightful walk across the barrage will take you into Cardiff Bay.

There are many shops suiting all tastes plus an excellent rail link to Cardiff Central station.

### Hall

Enter into a spacious and welcoming entrance hall, access to all rooms, stairs rise to the first floor landing with white balustrade and oak handrail plus an under stairs cupboard, coving to the ceiling.

### Cloakroom

With a stylish appointed white suite comprising a pedestal wash hand basin and close coupled wc, half tiled walls, window to rear, extractor fan.





## Lounge

22' 6" x 11' 3" ( 6.86m x 3.43m )

Impressive main living room - Window to the front, TV point, telephone point, fitted limestone fireplace with hearth and insert plus inset electric fire, coving to the ceiling, bespoke bi-folding oak doors lead into the Orangery.

## Orangery

18' 3" x 10' 6" ( 5.56m x 3.20m )

Stunning extension to the property, upvc bi-fold doors with internally fitted blinds open out into and overlook the garden, ceramic tiled flooring with under floor heating, TV point, central roof lantern with Pilkington Blue self cleaning glass, 10 inset ceiling spot lights.

## Kitchen Dining

22' 7" x 13' ( 6.88m x 3.96m )

With a dining area to the front of the room allowing room for table & chairs, fitted kitchen with an extensive range of modern wall and base units with soft close doors & drawers plus round edge worktop and inset stainless steel one and half bowl sink & drainer with tiled splash backs, integrated AEG appliances to include dishwasher, double oven, 4 ring gas hob with cooker hood over, plumbed for washing machine and space for an American style fridge/freezer, window to rear plus



side door into the garden, Amtico flooring throughout, 6 inset ceiling spot lights.

## Bedroom 1

11' 2" x 11' ( 3.40m x 3.35m )

Master double bedroom, window to front, floor to ceiling built in wardrobes, TV point, telephone point.

## First Floor Landing

Carpeted landing allowing access to all rooms, access to a centrally boarded and insulated loft via pull down aluminum ladder and fitted light, built in cupboard.

## En Suite Shower Room

Fitted with a stylishly appointed white suite comprising a tiled shower enclosure with sliding glass doors and independent shower, pedestal wash hand basin and close coupled wc, half height tiling, window to front, heated chrome towel rail, extractor fan, inset 3 ceiling spot lights.

## Bedroom 2

13' 3" max x 10' ( 4.04m max x 3.05m )

Double bedroom, window to front, built in floor to ceiling wardrobes.



## Bedroom 3

11' 2" x 9' 2" ( 3.40m x 2.79m )

Generous double bedroom, window to rear, built in floor to ceiling wardrobes.

## Bedroom 4

9' 2" x 8' 11" ( 2.79m x 2.72m )

Window to rear, TV point.

## Bathroom

Fitted with a modern white suite comprising a panel bath with independent shower over and glass screen, pedestal wash hand basin, tiled shower enclosure plus close coupled wc, half height tiling and tiled floor, heated chrome towel rail, extractor fan, window to rear, 4 recessed ceiling spot lights.

## Garden

Double frontage with slate chipping's and established shrub borders & display, twin exterior carriage lights and inset recessed spot lights within the soffits. Side area of slate with ornate wrought iron railings and inset recessed lighting to the soffits. Large garden - beautifully landscaped with a large central lawn, with a porcelain tiled wrap-around paved terrace, twin outside power socket plus 2 outside taps,



inset remote control and mood changing light over the bi-fold doors plus recessed spotlights within the soffits, established raised borders throughout, feather edge fenced with side gate, 10' X 8' wooden garden shed.

## Garage

20' 1" x 10' 10" ( 6.12m x 3.30m )  
Detached larger than average garage - brick built, up & over door allowing access with side door into the garden, light & power supply.





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## Important Information

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