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Ty Nant, Ty Glas Road, Llanishen, Cardiff, CF14 5EF

Offers over £650,000



A stunning bespoke modern four bedroom executive home, occupying a select position within a private close comprising just three detached houses, a stones throw away from Llanishen Village. This beautifully fitted detached home includes a very high specification with UNDERFLOOR HEATING and two bespoke balconies each with glass panels and chrome balustrades. Completed in 2017 this spacious family house includes all the latest high tech features including HDMI cables, sky cables all pre run, aluminum powder coated double glazed windows, an intruder alarm including additional CCTV cables pre run into the utility room, black nicol power points and light switches, USB ports built into specific power sockets, gas heating with a under floor wet system to the ground floor and contemporary radiators to the first and second floor, a combination of white sophisticated four panel internal doors and glass panel internal doors, ceilings with LED spot lights throughout, wood effect porcelain tiled floors and carpeted floors and truly superb bespoke fittings within the 26 ft kitchen and breakfast room, the downstairs cloak room and the three upper floor bathrooms. The property is designed on three levels, each floor approached by spindle balustrade staircases, both the first and second floor boast stunning bespoke balconies with outlooks across the rear gardens. The rear gardens are level and laid to lawn beyond a large and impressive porcelain sun terrace, which continues to the side and leads to a large summer house/storage shed. The gardens are enclosed by timber panel fencing to afford both privacy

and security. A front entrance drive provides off road parking and there is planning for the construction of a garage at the end of the rear garden. The property comprises an entrance hall, a bespoke downstairs cloak room, a generous front lounge (19'1 x 14'9) L shaped and inset with four windows, a sitting room/formal dining room (12'4 x 11'5) plus an entrance recess and a stunning luxury fitted kitchen and breakfast room (26'4 x 10'11). The kitchen is equipped with a full range of Neff appliances including an integrated fridge freezer, an induction hob, a stylish extractor hood, a combined fan assisted slide and hide oven/grill, a separate integrated combi microwave/steam oven and an integrated dishwasher. There are silestone worktops, contemporary power points and light switches, soft closing doors and drawers, custom made re-cycle bins and cutlery compartments, a large centre island with breakfast bar and two sets of double glazed bi-folding doors which open onto a sun terrace. Off the kitchen is a separate and useful utility room which also houses a large pressurised tank which allows maximum pressure for each of the three bathrooms. The first floor comprises three bedrooms and two bathrooms. The master bedroom is a generous (19'1 x 12'2) , and each bedroom includes a full width built in double wardrobe.

Ground Floor Entrance Hall

Approached via a stylish grey panelled front entrance door with obscure glass sealed double glazed side screen window opening in to a main hallway with stunning Porcelanosa stone tile flooring and a wide carpeted spindle balustrade staircase with contemporary multiple storage cupboards neatly housed, ceiling with spotlights, further PVC double glazed window to front.

Downstairs Cloakroom Stunning white suite with fully tiled walls and floor comprising W.C. with concealed cistern,





contemporary shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit, one wall finished in statement split faced stone, PVC double glazed obscure glass window to side, ceiling with spotlights.

Front Lounge 19' 2" x 14' 8" maximum (5.84m x 4.47m maximum) Well-designed and approached independently from the entrance hall via a multi-sealed double glazed part panelled stylish contemporary internal door leading to a principal reception room with four double glazed windows to front. .

Formal Dining Room 19' 1" narrowing to 12' 4" x 11' 5" maximum (5.82m narrowing to 3.76m x 3.48m)

Independently approached from the entrance hall via a stylish contemporary internal door with pretty sealed double glazed upper light windows leading in to a versatile and spacious second reception room, with PVC double glazed window with side garden aspect, high ceiling with LED spotlights.

Kitchen and Breakfast Room 26' 4" x 11' (8.03m x 3.35m) A truly spectacular open plan social space beautifully fitted with contemporary and stylish panel fronted floor and eye level units with quartz granite worktops and slimline chrome handles with soft closing doors and drawers, Caple sink unit with vegetable cleaner, chrome mixer taps and granite drainer, pull out recycle unit with multiple recycle bins, integrated Neff Schott Ceran induction hob with a matching glass splashback and a stylish Neff canopy style extractor hood, integrated Neff fan assisted electric oven with

additional microwave combi oven, integrated fridge freezer, pull out larder unit with retractable chrome shelving, deep pan drawers, integrated Neff dishwasher, walls chiefly finished in retro ceramic tiles with a granite splashback, stunning brushed nickel power points and light switches throughout, Porcelanosa stone tiled flooring with under floor heating, ample space for a large breakfast table and chairs, additional island unit with breakfast bar, and further deep pan drawers with custom made cutlery compartments and stylish handles, high ceiling with spotlights, full length sealed double glazed pitched glass ceiling window providing extensive light, two separate sets of bi-folding doors.rden aspect.

Utility Room 7' 4" x 6' 4" (2.24m x 1.93m)

Independently approached from the open plan kitchen and breakfast room via stable doors leading to a useful space with modern worktops and floor and eye level units with space with plumbing for a washing machine and space for the housing of a tumble dryer, continuous Porcelanosa stone tile flooring with under floor heating, large unvented hot water storage system, electric power points throughout, multiple storage shelves.

First Floor Landing Approached via a carpeted spindle balustrade single flight staircase leading to a bright main landing with high ceiling with spotlights and PVC double glazed window to side.

Bedroom One 19' 1" x 12' 2" plus an entrance recess (5.82m x 3.71m plus an entrance recess)

A super-size master bedroom with additional built-in 2 ft deep storage wardrobe with stylish panel doors and chrome handles, four white PVC windows to front.

Ensuite Shower Room Stunning contemporary stylish white suite with tiled walls and floor comprising tiled shower cubicle with powerful jet fitted shower unit with waterfall fitment and separate hand fitment with glass shower doors, wall mounted W.C. with concealed cistern, shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit with white high gloss doors, air ventilator, stylish chrome contemporary radiator, high ceiling with spotlights, PVC window. .

Bedroom Two 11' x 8' 10" (3.35m x 2.69m)

Independently approached from the landing via a contemporary panel door leading to a double size bedroom equipped with an additional 2 ft deep built-in wardrobe with white panel doors, radiator, high ceiling with spotlights, and double glazed French doors with integrated blinds opening on to the rear balcony.

Bedroom Three 10' 7" x 8' 10" (3.23m x 2.69m)

Independently approached from the landing via a contemporary panel door leading to a further double size bedroom with radiator, high ceiling with spotlights and an additional built-in 2 ft deep wardrobe. Further double glazed French doors with integrated blinds opening on to the rear balcony.

Rear Balcony A special feature is a full length first floor balcony with clear glass panels and chrome balustrade paved and approached independently from both bedroom two and three. .



Family Bathroom Stunning white quality suite with tiled walls and floor comprising panel bath with chrome mixer taps, pop-up waste, chrome shower unit with clear glass shower screen, wall mounted W.C. with concealed cistern, wall mounted contemporary shaped wash hand basin oval in design wide with chrome mixer taps, pop-up waste and built out curved shaped vanity drawers with slimline handles. High ceiling with spotlights, air ventilator, chrome vertical towel rail/radiator, obscure glass PVC double glazed window to side.

Second Floor Landing Approached via a purpose built carpeted returning spindle balustrade staircase leading to a second floor landing with velux double glazed window and useful built-in storage wardrobe.

Bedroom Four 22' 9" x 11' (6.93m x 3.35m)

Independently approached from the landing via a contemporary panel door leading to a further master suite ideal as a guest suite or certainly as a master bedroom if preferred, equipped with double glazed French doors with integrated blinds and side screen windows that open on to a further second floor balcony. Velux double glazed window to front pitch, further standard side elevation PVC double glazed window with outlooks on to trees, two contemporary radiators, access to useful eaves roof space storage area, open plan wardrobe recess with hanging space and storage shelves with matching cupboards.

Ensuite Shower Room Stunning quality white contemporary suite with tiled walls and floor comprising shaped corner shower with split faced stone walls, chrome shower unit with waterfall fitment and separate



hand fitment, together with clear glass sliding shower doors and screen. Wall mounted W.C. with concealed cistern, wall mounted vanity unit with stunning shaped contemporary sink with chrome natural flow mixer taps and pop-up waste mounted on a vanity top with two vanity drawers below. Stylish chrome vertical towel rail/radiator, velux double glazed window.

Second Floor Balcony a second floor balcony which is paved and enclosed by clear glass bespoke panels with chrome balustrade independently approached from master bedroom four and benefitting outlooks across the rear gardens and on to side trees.

Entrance Drive Private three car long off street vehicular entrance drive providing ample private parking.

Front Gardens Largely finished in Welsh slate enclosed by a secure boundary wall together with double width close boarded fencing that conceals a further lawned front garden area adjacent to trees and ideal garden space.

Rear Garden Beautifully landscaped and level private rear garden comprising of a main lawn beyond a stunning contemporary full width porcelain tiled patio with further side patio all enclosed by timber fencing lined with climbing plants to afford privacy and security adjacent to a pretty screen of trees. Outside water tap. Outside floodlights with external lights.

Summer House / Storage Shed 15' x 10' (4.57m x 3.05m) fencing to the front that provides direct access on to the drive.

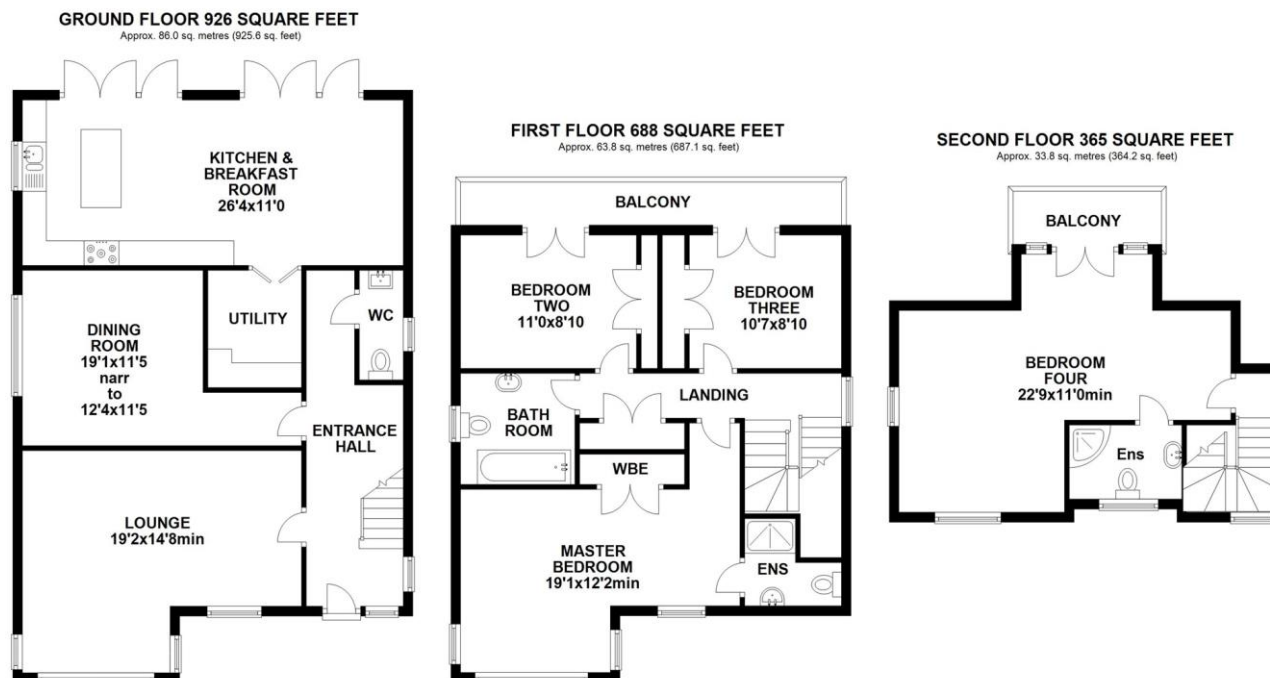






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Total area: approx. 183.7 sq. metres (1976.9 sq. feet)

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