

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13 Coed Pengam, Beaufort Park, Lisvane, Cardiff, CF14 0AU.

£1,175,000

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This luxury bespoke detached five bedroom brand new family residence, is the Badminton in design and specification, completed recently in 2024 by Messrs Edenstone Homes, a highly acclaimed executive private local developer, who take pride in their build quality, with luxury beautifully fitted Sigma 3 MasterClass kitchens with Siemens integrated appliances and stunning contemporary white sanitaryware from Tissino. This large double fronted period style home is tucked away in the corner of a very quiet and select courtyard style close, comprising just three detached dwellings, and providing a capacious 3226 square feet of total floor place, available fully furnished with Amtico floors and luxury carpeted staircases, landings and bedrooms. available with immediate possession, this fine private home, also boasts brushed steel electrical sockets and switches, wiring for satellite TV, Oak finish contemporary panel internal doors, oak staircases with bespoke glass panels, smart home heating, with luxury UNDER FLOOR gas fired wet systems to the ground floor and stylish contemporary radiators to the first and second floors. Further features include superb fully fitted ensuite dressing rooms, premium ceramic wall tiling from Porcelanosa, chrome edged shower doors, screens and finishes, and USB points. The Badminton accommodation and architect designed living space comprises a central entrance reception hall, a down stairs cloak room, a super-sized lounge (22'0 x 13'2) equipped with bi-folding full width double glazed doors and a period style bay window, a capacious open plan fully fitted luxury bespoke kitchen-dining room and family room (32'0 x 24'1), inset with Bi-folding doors, Orangery style lantern ceiling windows and a full range of quality appliances including a dishwasher, a wine cooler, a larder fridge, a larder freezer, an induction hob, and integrated Siemens microwave combi oven, and integrated

Siemens fan assisted electric oven. There is a further utility room, and a special feature is the contemporary walk-in pantry-larder which provides an enviable level of extra fully visible storage space. The first floor includes a large gallery style landing, a master bedroom with a large ensuite dressing room fully fitted, and a luxurious ensuite bathroom with double basin vanity units, a large contemporary bath, a wc with a concealed cistern, and a triple length contemporary shower with rainfall shower fitment and separate hand fitment. Guest bedroom two is a very generous sized double bedroom with its own bespoke ensuite shower room, whilst the third is bedroom is a spacious double with easy access to the stunning family bathroom with includes both a large separate shower and a panel bath with wash hand basin and wc. The second floor also boast two further double sized bedrooms and a separate stylish shower room. Surrounding gardens are fully landscaped, with a wonderful woodland view, whilst the generous double garage is (20'0 x 19'9). a superb new home.

Entrance Porch

Open fronted, block paved threshold.

Entrance Reception Hall

Approached via a composite part panelled front entrance door with two Georgian shaped PVC double glazed side screen windows, opening in to a central and rather grand main hall with Amtico flooring and a wide oak returning staircase carpeted with half landing and clear glass panels leading to a gallery landing. Chrome light switches and power points.

Downstairs Cloakroom

Stylish white suite with Amtico flooring and porcelain tiled walls comprising shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, W.C. with concealed cistern, air ventilator, ceiling with spotlights.





Lounge

22' x 13' 2" (6.71m x 4.01m) Approached independently from the entrance hall via an oak contemporary panel door leading to a very generous and well-designed principal lounge inset with a pretty wide splayed bay with PVC Georgian style double glazed windows with outlooks on to the quiet courtyard style close, stylish chrome finished power points, light switches and TV aerial points throughout, white double-glazed PVC bi-folding doors open on to a sandstone paved sun terrace with large rear gardens beyond and woodland.

Kitchen, Dining-Family Room

32' x 24' 1" (9.75m x 7.34m) Narrowing to 18'. Independently approached from the entrance hall via a contemporary oak panel door this fabulous modern contemporary open plan living space combines both the family room. the dining room and a stylish brand-new Sigma 3 kitchen with HVL 20 mm Sigma 3 work surfaces incorporating a Caple sink unit with gold mixer taps and vegetable cleaner with drainer, freestanding large and impressive island unit with matching worktops and incorporating a Siemens four ring induction hob, integrated Siemens microwave combi oven, integrated Siemens fan assisted electric oven with warming drawer, integrated wine cooler, integrated Siemens dishwasher, extensive floor and eye level units with high gloss doors and soft closing facility incorporating custom made cutlery compartments, neatly concealed recycle bins, deep pan drawers, retractable drawers, and a full size Siemens larder fridge (no frost) and separate Siemens larder freezer. Ceiling housing a neatly concealed extractor hood, Amtico flooring throughout, four Georgian style PVC double glazed windows



with views across the surrounding corner gardens, stylish chrome finished light switches and power points, large double glazed orangery style lantern ceiling window, double glazed PVC full width bi-folding doors opening on to an Indian sandstone sun terrace. Large walk-in under stair storage cupboard.

Walk-In Larder

8' 1" x 5' 2" (2.46m x 1.57m) a very modern and contemporary styled walk-in pantry/larder with full height multiple storage shelves along two sides, continuous Amtico flooring, stylish chrome light switches.

Utility Room

7' 5" x 6' 8" (2.26m x 2.03m) With matching Sigma 3 units and worktops along one wall incorporating a Caple sink unit with gold mixer taps, Amtico flooring, space for the housing of a washing machine, space for the housing of a tumble dryer, PVC double glazed obscure glass Georgian style outer door opening on to the large side gardens, approached from the kitchen via a contemporary oak panel door.

First Floor Landing

Approached via a solid oak carpeted returning staircase with glass panels leading to a central landing area fully carpeted providing a gallery view of the main entrance reception hall, equipped with a contemporary radiator and a Georgian style PVC double glazed window with outlooks on to the quiet courtyard block paved frontage close.



Master Bedroom One

13' 10" x 13' 4" (4.22m x 4.06m) Independently approached from the landing via a contemporary oak panel door, a very charming master bedroom inset with a wide splayed bay with new Georgian style PVC double glazed windows with outlooks on to the quiet courtyard style frontage close, contemporary radiator, stylish chrome light switches, power points and TV aerial points throughout.

Ensuite Dressing Room

13' 3" x 7' 8" (4.04m x 2.34m) A very impressive space beautifully equipped with stylish open fronted wardrobes and hanging space with multiple drawers, carpeted and equipped with a contemporary radiator, stylish chrome finished power points and light switches and a PVC double glazed Georgian style window with a pleasing rear garden outlook on to woodland.

Ensuite Bathroom

12' 9" x 8' 2" (3.89m x 2.49m) Luxury bespoke white suite with tiled floor and walls comprising triple length contemporary shower with rainfall shower fitment and separate hand fitment, clear glass shower screen, large, shaped bath with chrome mixer taps, pop-up waste and a separate shower hand fitment, W.C. with concealed cistern, two square shaped mounted wash hand basins each with chrome mixer taps, pop-up wastes and built out vanity drawers. Chrome vertical towel rail/radiator, large bathroom mirror, chrome shaver point, air ventilator, spotlights, obscure glass PVC double glazed Georgian style window to rear.



Guest Bedroom Two

19' 7" x 19' 9" maximum (5.97m x 6.02m maximum)

Approached via a wide entrance recess incorporated within the room measurements, carpeted and equipped with two contemporary radiators, stylish multiple chrome finished light switches, power points and TV aerial points, white PVC double glazed Georgian style window with outlooks on to the quiet courtyard style frontage close, access to roof space, approached independently from the landing via a contemporary oak panel door.

Ensuite Shower Room

Beautiful brand new white luxury bespoke suite with tiled floor and walls comprising large double size shower with clear glass sliding doors and screen, chrome fittings including rainfall fitment and separate hand fitment, wall mounted shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit with high gloss doors, W.C. with concealed cistern, bathroom mirror, chrome shaver point, chrome vertical towel rail/radiator, air ventilator, spotlights, funnel ceiling window providing natural light. This room is approached from bedroom two via a contemporary oak panel door.

Bedroom Three

12' 7" x 10' 5" (3.84m x 3.17m) Approached from the landing via a contemporary oak panel door leading to a further double size bedroom with carpeted floor, contemporary radiator, stylish multiple chrome finished power points and light switches, PVC Georgian style double glazed window with an outlook to the rear on to protected woodland.



Family Bathroom

Luxury bespoke white suite with tiled floor and walls comprising large oversize bath with chrome mixer taps, pop-up waste and shower hand fitment, W.C. with concealed cistern (Cissino), wall mounted shaped wash hand basin with chrome mixer taps, pop-up waste and built out vanity drawers with high gloss finish and chrome handles. Separate fully tiled large shower cubicle with chrome fittings including rainfall fitment and separate hand fitment, clear glass sliding door and screen, chrome shaver point, ceiling with spotlights and air ventilator, vertical radiator (Cissino), PVC double glazed Georgian style obscure glass window to side. Large built-in airing cupboard housing a full size unvented hot water system. This room is approached from the landing via an oak contemporary panel door.

Second Floor Landing

Approached via a wide carpeted oak staircase with half landing and clear glass panels leading to a second-floor landing with built-in storage cupboards and contemporary radiator.

Bedroom Four

14' x 13' 4" (4.27m x 4.06m) Approached from the landing via a contemporary oak panel door leading to a double size bedroom with newly carpeted flooring, stylish chrome multiple light switches and power points, further bay contemporary radiator and PVC double glazed clear glass window with an outlook across the rear gardens and on to woodland.



Bedroom Five

14’ x 7’ 7" (4.27m x 2.31m)

Approached from the landing via a contemporary oak panel door leading to an entrance recess providing an additional space of 6' 1" width x 3' 7" depth, this room also includes newly carpeted flooring, multiple chrome power points and light switches, contemporary radiator and a clear glass PVC double glazed Georgian style window with a rear garden outlook extending on to protected woodland.

Shower Room

White bespoke luxury suite in white with grey porcelain tiles comprising large fully tiled shower cubicle with chrome fittings including rainfall shower fitment, separate hand fitment, clear glass sliding door and screen, chrome vertical towel rail/radiator, W.C. with concealed cistern (Cissino fittings), wall mounted shaped wash hand basin with chrome mixer taps, pop-up waste and two built out vanity drawers with high gloss finish and chrome handles. Chrome shaver point, air ventilator, spotlights, approached from the landing via a contemporary oak panel door.

Outside Private Entrance Drive

Double width paved private two car off street vehicular entrance drive leading to....

Double Garage

20’ x 19’ 9" (6.10m x 6.02m)

Integral double garage approached via a double up and over door leading to a fantastic double garage space with power and lighting, PVC double glazed courtesy door to rear gardens, wall mounted Logic gas central heating boiler, wall mounted distribution electric consumer unit.

Rear And Side Gardens

Plot 13 Coed Pengam sits within a very large corner plot garden fully landscaped and chiefly lawned continuing the width of the property and the side of the property, with Indian sandstone paved pathways and sun terraces, all fully enclosed by timber panel fencing to afford privacy and security, and adjacent to protected woodland. There are stylish outside lights and hot and cold power points.





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