



 4  3  3

16 Coed Pengam, Beaufort Park, Lisvane, Cardiff, CF14 0AU

£1,125,000

 black

02920 618552
llanishen@peteralan.co.uk



This luxury bespoke detached four-bedroom brand new family residence, is the Sandringham 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 fronts a very quiet and select close, well away from passing traffic, and providing a capacious 3300 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.

Further features include 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 Sandringham accommodation and architect designed living space comprises a central entrance reception hall, a down stairs cloak room, a stylish lounge (17'1 x 14'0) equipped with a wide splayed bay, a capacious open plan fully fitted luxury bespoke kitchen-dining room and family room (32'7 x 14'4), beautifully fitted with 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. This fabulous social space open into a large family room-Orangery, inset with a Lantern ceiling window and bi-folding doors which open onto a large rear garden.

There is a further utility room (11'0 x 8'0), and a luxury ground floor shower room. A useful courtesy door leads directly into the capacious double garage. The first floor includes a large gallery style landing (14'1 x 14'9), a truly capacious master bedroom (18'1 x 14'3), a large ensuite dressing room fully fitted, and a luxurious ensuite bathroom with double basin vanity units, a large contemporary bath, a triple length contemporary shower with rainfall shower fitment and separate hand fitment, and a private separate wc. The Guest bedroom two is a very generous (19'5 x 18'3), equipped with a bespoke ensuite shower room, whilst the second floor comprises two super-sized bedrooms and a luxury bespoke family bathroom.

Surrounding gardens are fully landscaped, with a wonderful woodland view. A superb new home, occupying a fine position within this exclusive and select development. Must be seen. No Chain.





Entrance Porch

Open fronted with Indian sandstone paved threshold and stylish outside lights.

Entrance Reception Hall

Approached via a composite double-glazed part panelled front entrance door leading to a central hall with a bespoke solid oak glass panelled returning carpeted staircase leading to a gallery landing, Amtico flooring throughout, high ceiling with spotlights, stylish chrome light switches and power points, underfloor heating.

Lounge

17' 1" x 14' (5.21m x 4.27m) Approached via double pocket doors in oak leading to a gracious lounge with a wide splayed bay with new PVC Georgian style double glazed windows with outlooks across the landscaped front gardens and on to the quiet frontage close, high ceiling, carpeted flooring, stylish chrome light switches and power points throughout, underfloor heating.

Sitting Room

14' 9" x 10' 1" (4.50m x 3.07m) Approached independently from the entrance hall via a contemporary new oak panel door leading to a very versatile reception room perfect as a home office, snug or sitting room with Amtico flooring with underfloor heating, PVC Georgian style new double-glazed window with outlooks across the frontage gardens and on to the quiet frontage close, stylish chrome light switches and power points.



Kitchen And Dining Room 32' 7" x 14' 4" (9.93m x 4.37m)

A truly amazing open plan social space beautifully fitted with stylish Amtico flooring throughout, with underfloor heating, the kitchen area is bespoke with high gloss doors and drawers with soft closing facility beneath square nosed worktops incorporating a Siemens induction Schott Ceran hob beneath a concealed extractor hood, stylish stainless steel splashbacks with matching power points and light switches and concealed under unit lighting, large Siemens larder fridge, fully integrated, integrated Siemens fan assisted electric oven with lower warming drawer, Siemens combi microwave oven, deep pan drawers with custom made cutlery compartments, Siemens frost free larder freezer, Caple sink unit with mixer taps in gold effect and drainer, integrated Caple wine cooler, integrated pull out recycle and waste bins, integrated Siemens dishwasher, ceiling with spotlights. Open plan and leading to the large dining room with ample space for a ten-seater dining table, with additional matching bespoke floor and eye level units along one wall concealing an internal mirror backed with glass shelved glass storage drinks unit with internal spotlights, bespoke shelving and bespoke worktops, Georgian style PVC double glazed window with a side garden aspect.

Utility Room 11' 8" x 6' 4" (3.56m x 1.93m)

Independently approached from the kitchen, with further matching bespoke units, worktops and a Caple sink unit, integrated Siemens washing machine, integrated Siemens tumble dryer, continuous Amtico flooring, PVC double glazed Georgian style window with a rear garden outlook, PVC double glazed outer door opening on to a large sun terrace, internal courtesy door to the double garage, oak panel door leading to....



Downstairs Shower Room

Luxury stylish contemporary white suite with walls chiefly tiled and Amtico flooring, comprising triple length shower with chrome rainfall shower fitment and hand fitment with glass shower screen, W.C. with concealed cistern, wall mounted wash hand basin with chrome mixer taps and built out vanity drawers, obscure glass PVC double glazed window to rear, air ventilator, ceiling with spotlights, stylish vertical towel rail/radiator.

Orangery

18' 2" x 15' 6" (5.54m x 4.72m) Open plan from the kitchen and dining room, a fabulous room with a large ceiling lantern window, stylish Amtico flooring throughout, two pretty Georgian style double glazed windows with a rear garden outlook, double glazed bi-folding doors open on to a large sandstone paved sun terrace with a fully enclosed lawned rear garden beyond. Underfloor heating, stylish chrome light switches and power points and TV aerial points throughout.

First Floor Gallery Landing

14' 1" x 14' 9" (4.29m x 4.50m) Beautifully carpeted magnificent landing with a bespoke oak staircase with glass panels, two pretty PVC double glazed Georgian style windows each with outlooks across the quiet frontage close, contemporary radiator, stylish light switches and power points, large built-in airing cupboard housing an unvented full size hot water system.



Master Bedroom

18' 1" x 14' 3" (5.51m x 4.34m) A capacious and truly magnificent master suite comprising of a large master bedroom independently approached from the gallery landing via oak contemporary doors, this impressive space benefits a wide splayed bay with pretty Georgian style PVC double glazed windows with outlooks on to the quiet frontage close, contemporary radiators, stylish light switches and power points in chrome.

Ensuite Dressing Room

11' 7" x 8' 9" (3.53m x 2.67m) Beautifully equipped with open fronted storage units with multiple shelving, hanging space and drawers, fully carpeted and fitted along three sides, white PVC double glazed window with a rearward outlook, contemporary radiator, ceiling with spotlights, stylish light switches and power points. **Private Inner Hall** 6' 1" x 5' 3" (1.85m x 1.60m) With access to.....

Ensuite Bathroom 14' x 6' 8" (4.27m x 2.03m) Beautifully equipped luxurious stylish bathroom suite comprising rolltop bath with chrome mixer taps, pop-up waste and shower fitment, triple length shower with fully tiled walls, chrome shower fitments including rainfall fitment and separate hand fitment, clear glass shower screen, twin wash hand basins on a wall mounted vanity unit with high gloss doors and chrome handles, chrome mixer taps, bathroom mirror, chrome shaver point, ceiling with spotlights, air ventilator, stylish vertical towel rail/radiator, PVC double glazed obscure glass Georgian style window to rear. Separate W.C.Approached independently from the private hall and comprising of a stylish slimline W.C. with concealed cistern, contemporary radiator, tiled flooring, air ventilator and spotlights.

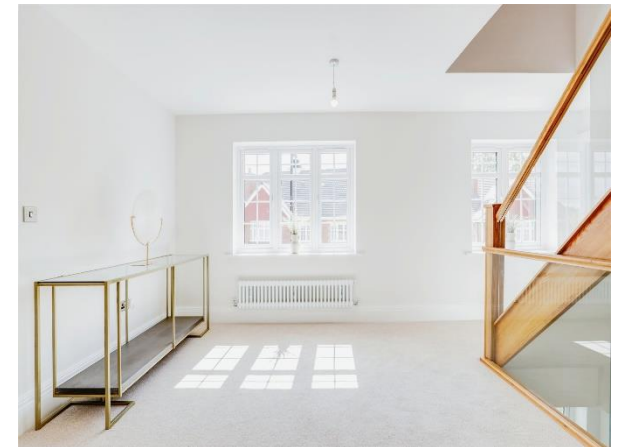


Guest Bedroom Two

19' 5" x 18' 3" (5.92m x 5.56m) A charming guest bedroom spacious in size and aspect, inset with a PVC double glazed Georgian style window with an outlook on to the quiet frontage close, with a matching PVC window with a pleasing rear garden view that extends towards adjacent woodland, two contemporary radiators, stylish chrome light switches, power points and TV aerial points.

Ensuite Shower Room

Stunning suite with tiled walls and floor comprising triple length shower with large glass shower screen, chrome waterfall shower fitment and separate hand fitment, mounted shaped wash hand basin with chrome mixer taps and pop-up waste, built out vanity drawers with high gloss finish and slimline handles, W.C. with concealed cistern, bathroom mirror, chrome shaver point, spotlights and air ventilator, stylish contemporary vertical radiator.



Second Floor Landing

Contemporary radiator. Two separate single built-in wardrobes,

Bedroom Three

16' 2" x 10' 2" (4.93m x 3.10m) Contemporary radiator, PVC double glazed window with a pleasing rear garden view that extends on to nearby woodland.

Bedroom Four

16' 2" x 9' 6" (4.93m x 2.90m) PVC double glazed Georgian style window with a pleasing rear garden outlook that extends to nearby woodland, contemporary radiator. Stylish light switches and power points.

Family Bathroom

Stylish contemporary modern bespoke suite comprising shower bath with chrome mixer taps, chrome shower hand fitment, chrome waterfall fitment, clear glass shower screen, shaped wall mounted wash hand basin with chrome mixer taps, pop-up waste and built out vanity drawers in high gloss with trim handles, slimline W.C. with concealed cistern, stylish vertical radiator, ceiling with spotlights and air ventilator, bathroom mirror, chrome shaver point.

Outside Front Garden

Level and landscaped and chiefly laid to lawn behind a brick boundary wall surmounted by decorative railings.

Private Entrance Drive

Paved double width private off street vehicular entrance drive leads to.....

Integral Double Garage

19' 3" x 19' 7" (5.87m x 5.97m) Approached via a double up and over door, electric power and light, internal courtesy door to utility room, wall mounted Ideal Logic Heat H30 gas boiler.

Rear Garden

A very large and chiefly level rear garden mainly laid to lawn beyond a full width landscaped Indian sandstone paved sun terrace edged with natural slate and fully enclosed by timber panel fencing to afford privacy and security, with an aspect from the rear on to nearby woodland.





02920 618552

llanishen@peteralan.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

