

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11 Padarn Close, Lakeside, Cardiff, CF23

£700,000



A superb detached four bedroom double fronted extended house, built circa 1974, with cavity elevations in facing brick, inset with NEW white replacement PVC double glazed windows, the external elevations finished in white smooth render, all beneath a pitched roof of interlocking tiles. This exceptional home has been beautifully modernised and tastefully improved in recent years by the current owners to include a stylish new white contemporary fully fitted open plan kitchen and breakfast room, (18'6 x 15'1), equipped with double glazed bi-folding doors which open onto a sun terrace with truly stunning open uninterrupted views across Cardiff High School Playing Fields.

This amazing social space, ideal for a family, opens also into a formal dining room, as well as a separate utility room and a stylish modern downstairs cloak room. The ground floor living space is also complimented by a spacious lounge (16'4 x 11'10), inset with a cast iron log burner with tiled hearth and floating mantel, and a separate snug-home office.

The property benefits stylish internal oak contemporary panel doors, a charming modern entrance hall with a bespoke staircase with clear glass panels, gas heating with contemporary radiators, and a new composite front entrance door which leads into a useful porch. The first floor comprises four good bedrooms, and a stunning luxury NEW family bathroom suite.

A special feature includes a large and versatile ENSUITE DRESSING ROOM (12'5 X 10'6).

LOCATION

Within a short walk are Rhydypenau and Lakeside Primary Schools and Cardiff High School, all within catchment, together with two local Railway Stations at Heath Low Level and Heath High level, enabling fast travel to Queen Street and Cardiff Central. Also within easy walking distance is the University Hospital of Wales, together with Heath Park, with its stunning Tennis Courts, Its Pitch & Putt golf course, its children's playground and its wonderful open playing fields. Within walking distance are Rhydypenau Crossroads shopping centre and Lakeside Shopping Centre. The property is within a five-minute walk from the Nos.28 & 29 bus stop into the city centre.

Local restaurants also include Villaggio Lakeside, an Italian located on Fidas Road, Lake Spice an Indian Restaurant located on Lake Road West, The Discovery Public House and Restaurant located on Celyn Avenue, Bodega Tapas Bar and Restaurant located on Clearwater Way, and Ballers Hand Stretched Pizza Restaurant also located on Clearwater Way in Lakeside.

Entrance Porch

6' 5" x 4' (1.96m x 1.22m) Approached via a composite part panelled front entrance door inset with contemporary shaped sealed double glazed upper light windows together with stylish chrome door handles and a security eye hole, PVC obscure glass double glazed side screen window, opening into a main front porch with mat flooring.

Entrance Hall

Approached via a double-glazed PVC obscure glass entrance door with matching side screen window, central hall with oak staircase carpeted with glass panels leading to a gallery first floor landing, stylish contemporary radiator.





Lounge

16' 4" x 11' 10" (4.98m x 3.61m) Approached independently from the entrance hall via a contemporary oak panel door leading to a charming main principal lounge inset with a cast iron log burner with tiled hearth and floating mantel, two alcoves each with multiple modern shelving, coved ceiling, contemporary and stylish radiator, clear glass PVC double glazed window with outlooks onto the quiet frontage close.

Snug/Home Office

13' 6" x 8' (4.11m x 2.44m) Independently approached from the entrance hall via a contemporary oak panel door, engineered oak flooring, radiator with pretty casement cover, clear glass PVC double glazed window with outlooks across the frontage drive and onto the quiet frontage close, coved ceiling.

Kitchen And Breakfast Room

18' 6" x 15' 1" (5.64m x 4.60m) Beautifully appointed modern contemporary and stylish open plan kitchen, hosting an extensive range of floor and eye level units in white high gloss with trim handles and Quartz granite worktops, incorporating a Neff five ring gas hob including wok burner beneath a Quartz granite splash back and a stylish canopy style extractor hood. Walls part ceramic tiled, two integrated fan assisted Neff electric ovens, soft closing doors and drawers throughout, integrated fridge freezer, large central island unit with Quartz granite worktops and breakfast bar incorporating a double bowl stainless steel sink with mixer taps, integrated Hotpoint dishwasher, deep pan drawers,



contemporary ceramic tile flooring throughout, ceiling with spotlights, approached independently from the entrance hall via a contemporary oak panel door, neat useful under stair storage cupboard, stylish contemporary vertical radiator, double glazed aluminium bi folding doors that open onto a raised veranda terrace with decorative railings and outstanding views across the mature gardens and over Cardiff High playing fields.

Dining Room

10' x 12' (3.05m x 3.66m) Approached from the kitchen and breakfast room via a square opening leading to a spacious dining room area with Amtico block flooring, radiator, and a large clear glass PVC double glazed picture window with a view across the mature well established rear gardens and onto the open playing fields of Cardiff High School.

Utility Room

10' 7" x 5' 2" (3.23m x 1.57m) With matching floor and eye level units with white high gloss doors beneath laminate worktops incorporating a stainless-steel sink unit with drainer and mixer taps, space with plumbing for a washing machine, continuous contemporary tiled flooring, internal courtesy door opening into the garage, opening leading to...

Outer Hall

With matted floor and part panelled white PVC double glazed outer door that opens onto the rear gardens.



Downstairs Cloakroom

Stylish modern white suite with ceramic tile floor and contemporary part tiled walls, comprising slimline w.c, pedestal wash hand basin with chrome mixer taps and pop-up waste, radiator, built in cupboard neatly housing an Ideal Independent gas combi heating boiler. Obscure glass PVC double glazed window to rear.

First Floor Gallery Landing

Approached via a single flight carpeted oak staircase with glass panels leading to a glass panelled balustrade landing, equipped with an access to the roof space via a drop-down aluminium ladder, clear glass PVC double glazed tilt and turn window with outstanding views across the Cardiff High School playing fields.

Master Bedroom One

15' x 9' 5" (4.57m x 2.87m) Approached independently from the landing via a contemporary oak panel door leading to a double sized bedroom inset with a clear glass PVC double glazed window with outlooks across the quiet frontage close, radiator, contemporary oak panel door leading to...

En Suite Dressing Room

12' 5" x 10' 6" (3.78m x 3.20m) Fitted with a range of contemporary styled touch opening wardrobes along one wall, Velux double glazed window to front, double radiator.



Bedroom Two

12' x 9' 6" (3.66m x 2.90m) Approached independently from the landing via a contemporary oak panel door, inset with a white PVC double glazed window with an elevated outlook onto the quiet frontage close, radiator.

Bedroom Three

10' x 10' (3.05m x 3.05m) Approached independently from the landing via a contemporary oak panel door, inset with a white PVC double glazed window with a lovely open outlook across the playing fields of Cardiff High, radiator.

Bedroom Four

8' 5" x 7' 10" (2.57m x 2.39m) independently approached from the landing via a contemporary oak panel door, white PVC double glazed tilt and turn window with outlooks across the open playing fields of Cardiff High School, radiator.

Family Bathroom

Stunning modern white suite with contemporary grey tiled floor and walls comprising shaped corner bath with chrome mixer taps and chrome mixer shower fitment, double size shower with clear glass sliding door and screen, chrome shower fittings including waterfall fitment and separate hand fitment, slimline w.c, shaped wash hand basin with chrome mixer taps, pop up waste and a built-out vanity unit with white high gloss doors, shaver point, air ventilator, stylish vertical radiator, obscure glass PVC double glazed tilt and turn window to side.



Outside Front Entrance Drive

Fully block paved providing parking for three cars partly edged with raised borders inset with shrubs and plants.

Garage

16' 9" x 10' 9" (5.11m x 3.28m) Approached via a modern up and over door, electric power and light, courtesy door to utility room.

Rear Garden

Mature well established rear garden chiefly laid to lawn beyond two slightly raised and contemporary paved sun patios one enclosed by stylish decorative railings, all enjoying lovely open views across the large and distinctive playing fields of Cardiff High School. The rear garden is also enclosed by a combination of boundary walls, surmounted trellising and timber fencing, mainly lined with climbing plants and shrubs affording natural further degrees of privacy. There is a useful garden gate to the side which is enclosed and providing access to the front driveway.







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