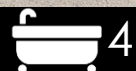




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15 Armoury Drive, Heath Cardiff, CF14 4NP.

£650,000

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A truly spacious five double bedroom family house, providing 2000 square feet with four bathrooms, private sunny gardens, a four-car entrance drive and a detached double garage. This most impressive residence was built in 2004 by Barratt Homes, a reputable firm of National House Builders, completed with a 10-year NHBC guarantee, and occupying a quiet private location fronting a select close, away from busy passing traffic, yet well placed within walking distance to two local railway stations and a local primary school located on Maes Y Coed Road. In recent years the generous living space has been greatly modernised with a luxury new fully fitted open plan kitchen and orangery (23'7 x 13'7 max), fitted in 2022 by Wren, with a large lantern style ceiling window and multiple bi-folding doors which open onto the level enclosed gardens. There is a magnificent lounge (21'4 x 11'7), a separate formal dining room, a downstairs cloak room and a utility room. The first floor living space comprises two master suites each with ensuite shower rooms, the master suite being a super-size (15'7 x 10'8), with a stylish new 2019 luxury ensuite, a family bathroom and a third bedroom currently used as a dressing room with stylish fitted wardrobes. The second floor also comprises two large bedrooms, one being (16'4 x 11'10) and one being (16'4 x 10'10) with a further bespoke luxury 2019 shower room. This amazing property would prove suitable for a large growing family and two generation buyers, with its versatile bright well designed. Further features include engineered oak floors, an intruder alarm, gas heating with a new boiler installed in 2019, and white PVC double glazed windows. With its double width drive providing private parking for four cars, and its large, detached double, this executive style family home offers perfect living space with room to grow! Must be seen.

Within walking distance is a Lidl super store, an Aldi super store, a Tesco late night opening mini market, Heath Park and the university Hospital Of Wales.

Ground Floor Entrance Porch

Open fronted with a paved threshold and an ornamental outside light.

Entrance Hall

Approached via a double-glazed part panelled front entrance door inset with patterned upper glass window with obscure patterned glass side screen windows, opening into a central hall with a wide carpeted single flight spindle balustrade staircase that leads to a gallery landing. Engineered oak flooring throughout, radiator, coved ceiling. Very useful built-in cloaks hanging cupboard also housing the distribution/consumer unit.

Downstairs Cloakroom

Modern white suite comprising pedestal wash hand basin with chrome taps and splashback, slim line W.C., engineered oak flooring, air ventilator, radiator.

Open Plan Kitchen & Orangery

23' 7" x 13' 7" (7.19m x 4.14m) This open plan kitchen and orangery narrows to 10' 7", and comprises of a full range of stylish modern contemporary floor and eye level units with white high gloss doors and quartz granite work surfaces incorporating a stainless steel sink with power jet mixer taps, vegetable cleaner and granite drainer. Integrated Bosch four ring stainless steel gas hob with built-in integrated fan assisted electric oven, integrated Bosch dishwasher, stylish splashback, fully fitted canopy style glass fronted white extractor hood, space for the housing of a large style fridge freezer, central island unit with quartz granite worktops, retractable corner spice shelves, soft closing doors and drawers throughout, deep pan drawers, stylish tiled flooring, ceiling with spotlights, chrome finished power points throughout. Square opening leading into the orangery which forms part of an extension with a large clear glass ceiling lantern window and





equipped with two sets of corner bi-folding aluminium double glazed doors, continuous tiled flooring, ceiling with spotlights, stylish contemporary vertical radiator.

Utility Room

6' 7" x 5' 6" (2.01m x 1.68m) Fitted along one side with matching floor and eye level units with white high gloss doors and streamlined handles beneath round nosed laminate worktops incorporating a stainless-steel sink with mixer taps and drainer, retro tiled splashback, space with plumbing for a washing machine, wall mounted Vaillant gas central heating boiler, alcove with multiple shelves, air ventilator, radiator.

Separate Living Room

12' 8" x 10' 6" maximum (3.86m x 3.20m maximum) Approached independently from the entrance hall via a white traditional style panel door leading to a formal dining room/sitting room/snug, with a measurement that leads into a square box bay inset with PVC double glazed windows with outlooks on to the quiet frontage road, engineered oak flooring, coved ceiling, radiator.

Lounge

21' 4" x 11' 7" (6.50m x 3.53m) Approached independently from the entrance hall via a white traditional style panel door leading to a principal reception room, also inset with a square bay which measures an additional 4' 8" width x 2' 4" depth equipped with white PVC double glazed windows with outlooks on to the quiet frontage road, engineered oak flooring throughout, Minster fireplace inset with a living flame gas fire with a marble hearth, two double radiators, PVC double glazed French doors open on to a



paved sun terrace with rear garden views, coved ceiling with two ceiling roses.

First Floor Landing

Approached via a wide carpeted single flight spindle balustrade staircase leading to a gallery landing with radiator and built-in airing cupboard housing a large unvented Range Tribune Excellence in Duplex stainless water cylinder with electric immersion, this system allows uniform pressure throughout the bathrooms in the instance they are being used at the same time.

Master Bedroom One

15' 7" x 10' 8" (4.75m x 3.25m) Approached independently from the landing via a white traditional style panel door leading to a most impressive master bedroom inset with a PVC double glazed window with outlooks on to the quiet frontage road, high coved ceiling, radiator.

Ensuite Shower Room

10' 6" x 5' 5" (3.20m x 1.65m) Stunning new stylish suite with walls and floor tiled, comprising a triple length walk-in contemporary shower with shower tray and clear glass shower screen with fittings in black including a waterfall shower fitment with separate hand fitment, slim line W.C., two mounted Rak Ceramics shaped wash hand basins on a modern contemporary vanity unit with grey high gloss doors, black shaver point, black vertical contemporary radiator, air ventilator, patterned glass PVC double glazed window to rear.



Guest Bedroom Two

12' 6" x 11' 7" (3.81m x 3.53m) Approached independently from the landing via a white traditional style panel door leading to a double size guest bedroom inset with a white PVC double glazed window with outlooks on to the quiet frontage road, radiator.

Ensuite Shower Room

Modern white suite comprising ceramic tiled shower cubicle with chrome shower unit and clear glass shower doors and screen, slim line W.C., shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, tiled flooring, largely tiled walls, large bathroom mirror, radiator, shaver point, air ventilator, patterned glass PVC double glazed window to front.

Bedroom Three

9' 8" x 8' 7" maximum (2.95m x 2.62m maximum) This third bedroom is currently used as a dressing room and home office and is fully fitted with contemporary modern built-in wardrobes. The measurements provided give the maximum measurement from wall to wall. Stylish flooring, radiator, PVC double glazed window to rear.

Family Bathroom

Modern white suite with walls partly ceramic tiled comprising shaped panel bath with chrome shower mixer fitment with combined mixer taps, slim line W.C., mounted shaped wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity unit, radiator, patterned glass PVC double glazed window to rear, air ventilator. Approached from the landing via a white traditional style panel door.



Second Floor Landing

Approached via a wide returning carpeted spindle balustrade staircase leading to a second-floor landing equipped with both a radiator and access to the roof space.

Bedroom Four

16' 3" x 11' 10" (4.95m x 3.61m) Approached independently from the landing via a white traditional style panel door leading to a very large double size bedroom inset with a small bay measuring an extra 3 ft width x 2 ft depth and equipped with a PVC double glazed window with an elevated outlook across the quiet frontage road. Fully fitted stylish white high gloss wardrobes with slim line handles, radiator, Velux double glazed window with blackout blind to rear.

Bedroom Five

16' 4" x 10' 10" (4.98m x 3.30m) Approached independently from the landing via a white traditional style panel door leading to a further large double size bedroom also equipped with a small bay that provides an extras measurement of 2 ft depth x 3 ft width equipped with a PVC double glazed window with elevated outlooks across the quiet frontage road, two radiators, Velux double glazed window with blackout blind to rear.

Shower Room

Stylish new contemporary white suite with stunning tiled walls and floor comprising large modern shower with clear glass shower door and screen and chrome shower unit, slim line W.C., shaped mounted wash hand basin with chrome mixer taps and pop-up waste with a built-out vanity unit in white, radiator, air ventilator, patterned glass PVC double glazed window to rear, stylish chrome effect shaver point.



Outside Front Garden

Neat front garden finished in slate edged with shrub borders and hedgerow and approached via a paved entrance path.

Private Entrance Drive

Double width four car private off street vehicular entrance drive that leads to the double garage. With the double garage and the drive-in theory there is parking for six vehicles.

Double Garage

17' x 17' 5" (5.18m x 5.31m) Two up and over doors, brick and block constructed with a courtesy door accessed from the garden, equipped with power and light and a useful open roof space storage area all beneath a hipped tiled roof. PVC double glazed clear glass window that overlooks the rear garden.

Rear Garden

Level and enclosed, private and comprising of a lawn and a wide paved sun terrace with an additional private corner sun terrace that gets the morning sun - perfect for a patio table and chairs and for morning alfresco eating, all afforded privacy by 6 ft high timber panel fencing. Outside light, outside water tap, garden gate that provides direct access on to then private drive.







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