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14 Briarmeadow Drive, Thornhil, Cardiff, CF14 9FB.

£650,000

 **peter
alan**

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An executive style detached four bedroom double fronted modern residence, built circa 1988 by Persimmon Homes, completed with a 10-year NHBC guarantee, and occupying a large distinctive corner plot.

This stunning family home has been partly refurbished, and provides 1426 square feet, with an excellent design and further potential to extend.

The property also benefits from a large and lovely garden that extends around the property and enjoys considerable privacy. Set back with a private four car entrance drive with its own new electric car charger, screened by mature laurel hedges.

This impressive home includes stylish hardwood effect replacement PVC double glazed windows and outer doors, gas heating with panel radiators and a Worcester boiler replaced in 2013, Berry Alloc high quality floors, and two new stylish and contemporary white bathrooms with porcelain tiles replaced in 2016.

The property also includes a new electrical consumer unit fitted in 2024, a Zanussi oven and new PVC replacement rainwater goods, soffits and fascias completed in 2025. The versatile living space comprises a central entrance reception hall with returning staircase, a stylish downstairs cloakroom suite in white, a lounge inset with a contemporary new fireplace with a high efficiency glass fronted log effect gas fire, new 2024 PVC French doors, and new pendant light fittings.

The versatile living space comprises a central entrance reception hall with returning staircase, a stylish downstairs cloak room suite in white, a lounge inset with a contemporary new fireplace inset with a high efficiency glass fronted log effect gas fire, (18'6 x 12'6), new 2024 PVC French doors completed with Fensa Certificates, and two new pendant light fittings all completed also in 2024.

The ground floor also comprises a formal dining room (13'0 x 10'5), a separate study, a fitted kitchen with integrated appliances, and a separate utility room. A versatile feature is an attached double garage (17'11 x 16'10) positioned alongside the kitchen allowing room to extend.

Many neighbours with this similar design house have extended into the garage providing fabulous living space. The first floor comprises four bedrooms, two with lovely, elevated views that extend across the city and towards the channel and two stylish modern bathrooms.

Outside the well-planned side and rear gardens comprise level sunny lawns, a large, decked patio and a stone finished side garden that enjoys excellent privacy. This most impressive home is situated in a quiet and residential cul de sac road, well away from passing traffic, yet still convenient for local amenities including a Sainsbury Super Store, a local primary school along Heol Hir, Cefn Onn Country Park, the Cottage Inn and restaurant and a local Railway Station allowing fast access to Cardiff City Centre.

Entrance Porch Open fronted quarry tile threshold, outside lights.





Entrance Hall 15' 6" x 6' 2" (4.72m x 1.88m) Approached via a high-quality PVC hardwood effect double glazed part panelled front entrance door, inset with leaded double glazed upper light windows with matching side screen windows, leading into a central reception hall with centre arch and spindle balustrade returning staircase with half landing and under stair storage cupboard. Dado rail, coved ceiling, radiator, useful built in cloaks hanging cupboard.

Downstairs Cloak Room 5' 6" x 3' 10" (1.68m x 1.17m) Stylish and contemporary new white suite comprising W.C. with concealed cistern, square shaped wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity unit with soft closing mirror fronted doors, part ceramic tiled walls, hardwood effect double glazed window to porch.

Lounge 18' 6" x 12' 6" (5.64m x 3.81m) Inset with a new contemporary fireplace, equipped with a stylish glass fronted log effect gas fire, coved ceiling, two radiators, new PVC double glazed French doors opening onto a paved sun terrace leading on to the delightful sunny rear gardens, further hardwood effect PVC double glazed window with outlooks across the frontage drive and private gardens. Double white panelled doors with Regency handles opening into the main entrance hall.



Dining Room 13' x 10' 5" (3.96m x 3.18m) Coved ceiling, radiator, hardwood effect PVC double glazed leaded window with a pleasing rear garden view. White panelled traditional double doors with Regency handles opening into the main hall.

Study 9' x 7' 8" (2.74m x 2.34m) Coved ceiling, radiator, PVC hardwood effect double glazed leaded window with a rear garden view.

Kitchen 11' 10" x 9' 10" (3.61m x 3.00m) Fitted along three sides with an extensive range of oak panel fronted floor and eye level units with characteristic handles and laminate work surfaces, incorporating stainless steel sink unit with chrome mixer taps, vegetable cleaner and drainer. Part ceramic tiled walls, stainless steel four ring gas hob, tall storage unit housing a built-in integrated Zanussi fan assisted electric oven with separate grill, stainless steel canopy style extractor hood, under counterspace for a low level fridge, space with plumbing for an automatic dishwasher, ceramic tiled flooring, matching ornamental end shelves, space for a dining table and chairs, radiator, ceiling with spotlights, PVC double glazed hardwood effect leaded window with a private outlook across the frontage gardens and drive.

Utility Room 9' 10" x 4' 11" (3.00m x 1.50m) Fitted along two sides with matching oak panel fronted units with characteristic handles and laminate work surfaces with part ceramic tiled walls and ceramic tiled floor, stainless steel sink with chrome taps and drainer, space with plumbing for an



automatic washing machine, space for the housing of a tumble drier, space for the housing of a further low level fridge, wall mounted Worcester gas fired central heating boiler, radiator, timber casement part panelled outer door inset with a sealed double glazed upper light window, with matching double glazed side screen window opening onto a private landscaped side garden. Access to roof space.

First Floor Landing Approached via a spindle balustrade carpeted returning staircase with half landing and dado rail, PVC hardwood effect double glazed leaded window with a pleasing rear garden outlook, coved ceiling with access to roof space via a drop-down aluminium ladder, radiator, built-in airing cupboard housing a factory insulated copper hot water cylinder with an electric immersion heater and pine shelving above.

Master Bedroom One 13' 2" x 11' 6" (4.01m x 3.51m) Tastefully fitted with full height mirror fronted wardrobes, radiator, hardwood effect PVC double glazed leaded window with a pleasing rear garden with and elevated outlooks that extend across the surrounding area and towards the Channel. Coved ceiling with spotlights.

Ensuite Shower Room 6' 11" x 6' 7" (2.11m x 2.01m) A stunning modern recently installed white contemporary suite with tiled floor and part tiled walls, comprising large fully self-contained shower cubicle with chrome shower unit with waterfall fitment, clear glass screen and door, slim line W.C., contemporary shaped wash hand basin with vanity work



surface, built out walnut finish vanity cabinets with matching wall cabinet, fly shelf with spotlights and wall mirror. Stylish chrome towel rail/radiator, chrome finished shaver point, hardwood effect PVC double glazed window with side aspect. Ceiling with spotlights, extractor fan.

Bedroom Two 12' 5" x 9' 4" (3.78m x 2.84m) Coved ceiling, radiator, hardwood effect PVC double glazed window with pleasing front outlooks across the private frontage drive and gardens.

Bedroom Three 12' 7" x 8' 6" (3.84m x 2.59m) Tastefully fitted with full height wardrobes with panelled fronts and characteristic handles, radiator, coved ceiling, PVC hardwood effect double-glazed window with a pleasing rear garden outlook.

Bedroom Four 8' x 6' 7" (2.44m x 2.01m) Radiator coved ceiling, hardwood effect PVC double glazed window with a front garden outlook.

Family Bathroom 7' x 6' 7" (2.13m x 2.01m) A truly stunning recently installed contemporary and stylish new white suite with porcelain tiled walls and tiled floor, comprising large contemporary panel bath with chrome mixer taps and pop-up waste, chrome shower unit with separate hand fitment and waterfall fitment, clear glass shower screen, contemporary square shaped wash hand basin with vanity storage surface, chrome mixer taps and pop-up waste, built out vanity units, W.C. with concealed cistern, chrome shaver point, chrome finished stylish towel



rail/radiator, ceiling with extractor fan, hardwood effect PVC double glazed window to front.

Front Gardens Chiefly laid to lawn enclosed for privacy by mature laurel hedgerow and a single garden tree. Paved entrance path to porch and front door.

Entrance Drive Private double width four car off street vehicular entrance drive leading to.....

Double Garage 17' 11" x 16' 10" (5.46m x 5.13m) Attached double garage, electric power and light, two single up and over doors, window and courtesy door to side gardens.

Side Gardens A particularly large side garden, landscaped and private, mainly finished in Cotswold stone, incorporating a paved entrance path with garden gate to front, access to double garage. All enjoying a high degree of privacy by a hedge of Portuguese Laurel.

South Rear Gardens A sizeable plot, south facing, level and chiefly laid to lawn beyond a wide paved sun patio, edged with borders and enclosed along three sides by high close timber boarded panel fencing and to afford maximum privacy and security. Large decked sun terrace overlooking the rear garden and approached from the side garden.

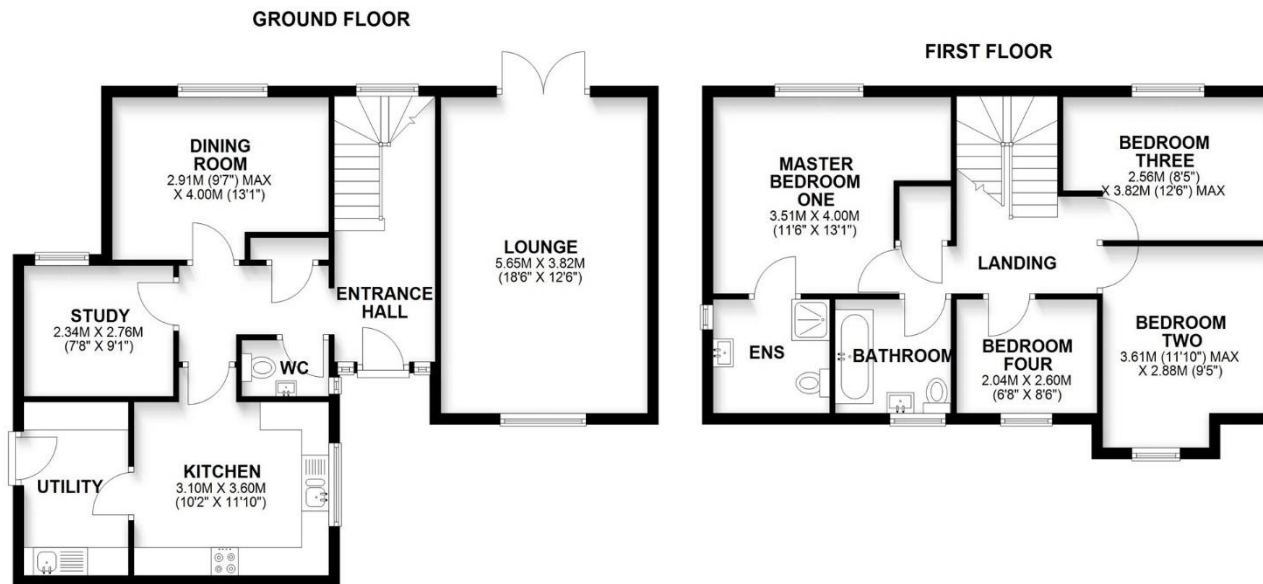






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