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14 Clos Y Blaidd, Thornhill, Cardiff, CF14 9HL.

£650,000

 **peter
alan**

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The property is a substantial detached gable fronted Five-bedroom extended family house, occupying a fine and prominent position set back in the corner of a quiet and select private residential close, away from busy passing traffic, and backing onto protected woodland.

This impressive family home was originally built in 1991 by Messrs Persimmon Homes, a reputable firm of National House Builders, completed with a 10-year N H B C, and constructed with double fronted elevations in facing brick, all beneath a deep pitched tiled roof.

The well-designed living space would be ideal for a growing family, and the stunning rear gardens are a truly superb feature. This impressive family home provides 2000 square feet with extensive improvements including a super open plan kitchen and breakfast room (19'9 x 12'9) with high gloss doors, granite work tops, an Island unit with breakfast bar and Neff appliances.

There is also a utility room, and a large bright sun lounge conservatory (32'1 x 9'6) which opens onto and overlooks the truly large Fabulous rear gardens which have been carefully landscaped with contemporary designs and enjoy backing onto protected woodland.

The property also benefits gas heating with a new Worcester Combi boiler installed just 18 months previous, under warranty until 7th April 2030.

Further improvements include replacement PVC double glazed windows, stylish new floors throughout the ground floor (2024), new fitted carpets throughout the first floor (2023), and superb plantation shutters fitted in 2021. The well-designed living space also comprises a large lounge (18'9 x 11'0), a downstairs cloak room, and an open plan dining room and sitting room (20'3 x 17'3 max) with French doors that open onto the stunning Porcelain tiled sun terrace. The first floor comprises five bedrooms and two stylish modern shower rooms, one being en-suite to the master bedroom (15'0 x 12'9). This superb home occupies a lovely private location, with enviable gardens and a double drive that provides ample private off-road parking. Must be seen!

Amenities

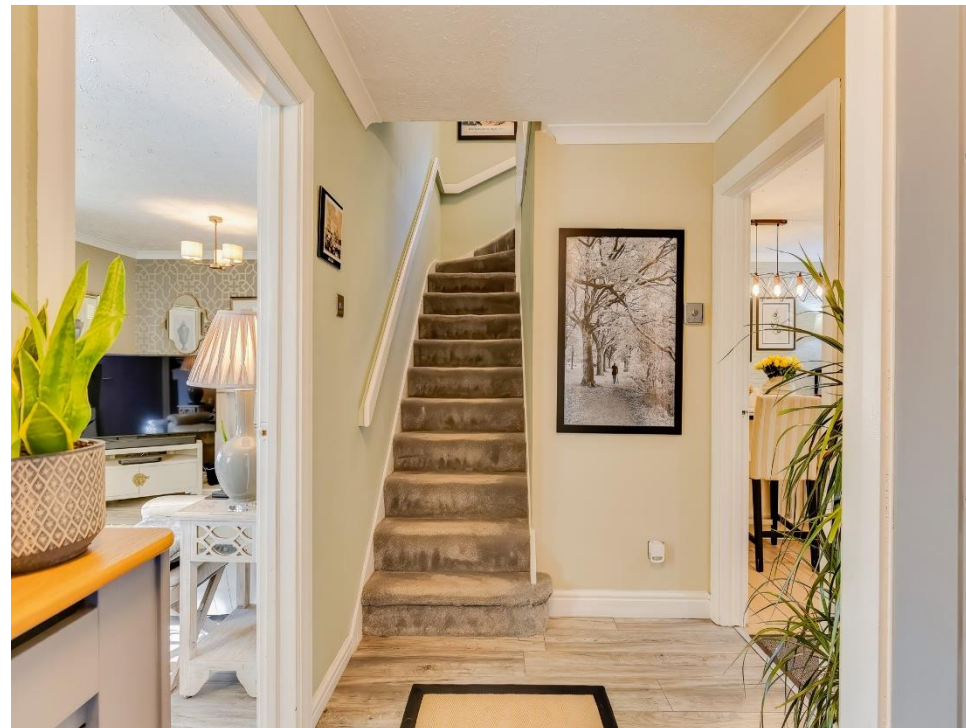
Within walking distance situated along Heol Hir, Thornhill is Thornhill Primary School, whilst also close by is a Sainsbury Super Store, a Pharmacy, a Doctors Surgery, a church and Llanishen Golf Course. There are many local pubs and restaurants within Thornhill including within walking distance the Cottage Inn close to Cefn Onn Country Park, The Miller & Carter Steak House, The Pendragon Public House and Restaurant, the New House Hotel and the Manor Park Hotel and restaurant. The iconic Lisvane and Llanishen Reservoir leisure attraction and visitor centre is a 20-minute walk away. Cefn Onn country Park provides charming walks and rides, whilst nearby is Lisvane Railway station which provides fast and economic travel to Queen Street and Cardiff Central.

Ground Floor Entrance Porch

Open fronted, level threshold, stylish outside light.

Entrance Hall

Approached via a double glazed contemporary styled leaded part panelled front entrance door with matching side screen window opening into a central hall with stylish flooring, radiator with pretty casement cover, coved ceiling, double size built-in cloaks hanging cupboard.





Downstairs Cloakroom

Stylish modern white suite comprising slim line W.C., shaped corner wash hand basin with splashback and vanity unit, contemporary radiator, coved ceiling, air ventilator.

Lounge

18' 9" x 11' (5.71m x 3.35m) Independently approached from the entrance hall via a contemporary part panel door leading to a sizeable principal reception room, inset with a square bay window with window seat and storage below, PVC double glazed units with plantation shutters overlooking the quiet frontage close, Adam style fireplace with a contemporary fire, coved ceiling, two double radiators.

Dining Room / Sitting Room

20' 3" x 17' 3" maximum narrowing to 12' 2" (6.17m x 5.26m maximum narrowing to 3.71m) Independently approached from the entrance hall via a contemporary panel door, inset with three PVC replacement double glazed windows each with plantation shutters with outlooks on to the quiet frontage close, stylish flooring, radiator with pretty casement cover, high coved ceiling, further vertical radiator, PVC double glazed French doors open on to the stunning gardens with woodland beyond.



Kitchen & Breakfast Room

19' 9" x 12' 9" maximum (6.02m x 3.89m maximum) Well fitted along two sides with modern floor and eye level units with high gloss doors, slim line chrome handles and solid quartz granite worktops, incorporating a Belfast style sink with power jet mixer taps and granite drainer, space with plumbing for a washing machine, integrated Neff four ring gas hob with porcelain tiled splashback and Neff canopy style extractor hood, integrated Stoves fan assisted double oven, freestanding island unit with quartz granite breakfast bar, soft closing doors and drawers, ceramic tiled flooring throughout, radiator, coved ceiling, PVC double glazed window overlooking the conservatory, sliding double glazed patio doors opening on to the conservatory.

Pantry

Approached from the kitchen is a very useful under stair storage pantry with multiple shelves and spice racks with an internal light.

Utility Area

7' 6" x 6' (2.29m x 1.83m) Open plan from the kitchen, fitted with quartz granite worktops housing space for a washing machine and space for a low level fridge, and space for an American style fridge freezer, porcelain tiled splashback, Worcester gas central heating boiler, continuous ceramic tiled floor, PVC double glazed patterned glass outer door opening in to the conservatory.



Sun Lounge Conservatory

32' 1" x 9' 6" (9.78m x 2.90m) Constructed with PVC double glazed windows along three sides incorporating French doors all beneath a polycarbonate roof. Contemporary radiator, wall lights. Truly lovely views right across the landscaped rear gardens and on to woodland.

First Floor Landing

Approached via a carpeted returning staircase with handrail and leading to a spindle balustrade landing, access to roof space, PVC double glazed clear glass window to side. Built-in linen cupboard.

Master Bedroom One

12' 9" x 14' 10" (3.89m x 4.52m) Independently approached from the landing via a contemporary panel door leading to an impressive size double master bedroom inset with two clear glass PVC double glazed windows with pleasing views across the beautiful, landscaped rear gardens and on to woodland, high coved ceiling, radiator. Built-in single width linen cupboard.

Ensuite Shower Room

Remodelled and contemporary and comprising of a fully tiled shower with white tray, clear glass shower door and screen, and chrome shower unit with waterfall fitment and separate hand fitment, W.C. with concealed cistern, shaped mounted wash hand basin with chrome mixer taps, ceramic tiled floor, chrome towel rail/vertical radiator, PVC double glazed box bay window with plantation blinds to front, air ventilator, ceiling with spotlights.



Bedroom Two

11' 6" x 9' 9" (3.51m x 2.97m) Independently approached from the landing via a contemporary panel door leading to a further double size bedroom with a clear glass PVC double glazed window with outlooks across the landscaped gardens and on to woodland, radiator with pretty casement cover.

Bedroom Three

11' 2" x 9' 2" (3.40m x 2.79m) This room has been styled and designed as a dressing room with full height modern contemporary wardrobes and a chest of drawers along two sides, clear glass PVC double glazed window with plantation shutters with outlooks on to the quiet frontage close, radiator.

Bedroom Four

9' 2" x 8' 1" (2.79m x 2.46m) Independently approached from the landing via a contemporary panel door, PVC double glazed window with plantation shutters with outlooks on to the quiet frontage close, radiator.

Bedroom Five

9' 8" x 6' 9" (2.95m x 2.06m) Independently approached from the landing via a contemporary panel door, clear glass PVC double glazed window with a rear garden outlook, radiator.



Family Shower Room

13' 5" x 6' (4.09m x 1.83m) Independently approached from the landing via a contemporary panel door leading to a stylish modern white shower room suite with fully tiled walls and floor, comprising triple length modern shower with ceramic tiled walls, chrome shower unit with waterfall fitment and separate hand fitment, clear glass shower screen, large and impressive shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, W.C. with concealed cistern, stylish chrome vertical towel rail/radiator, ceiling with spotlights, air ventilator, box bay window with PVC double glazed obscure glass with plantation shutters to front, chrome shaver point.

Outside Front Garden

Shrub filled.

Private Entrance Drive

Private off street Tarmac double width entrance drive providing ample off-road parking.

Rear Garden

The large and beautifully landscaped corner rear gardens are filled with an extensive range of shrubs and plants beyond a lawned area, sided with two beautiful sun terraces with edged borders with railway sleepers and a large recently installed timber pergola. The garden itself is totally enclosed by timber panel fencing to afford privacy and security and backs on to protected woodland.

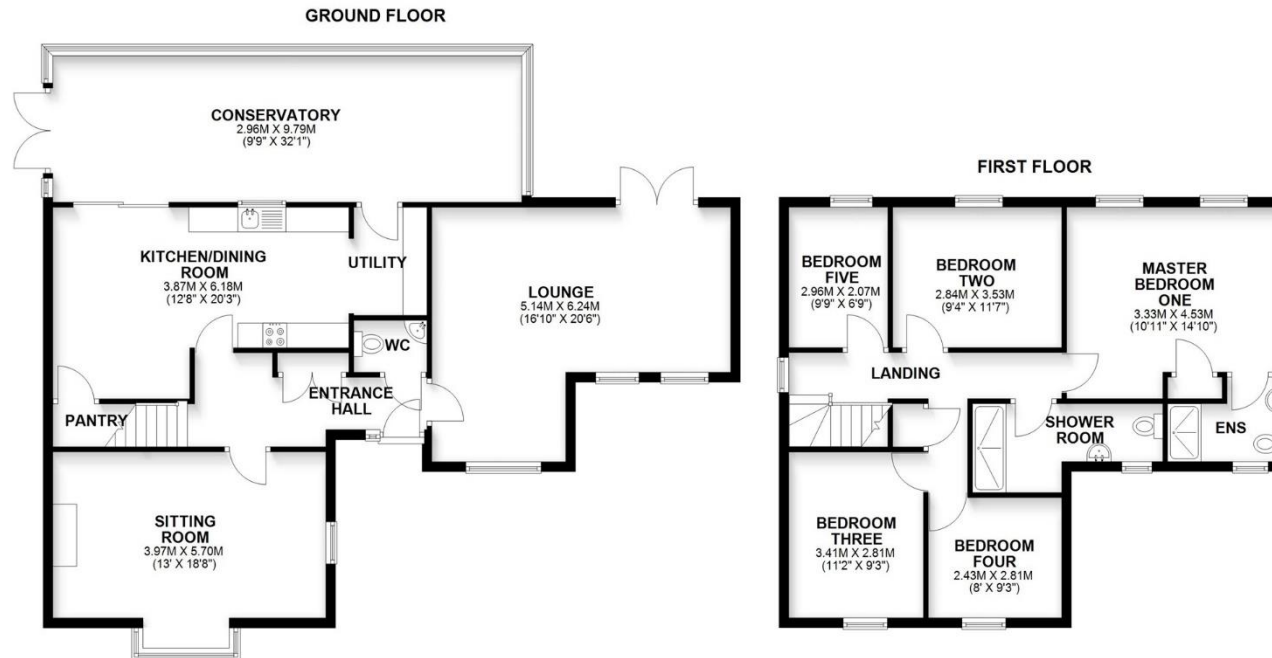






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