



34 Briarmeadow Drive, Thornhill, Cardiff, CF14 9FB.

£565,000 Freehold

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34 Briarmeadow Drive, Thornhill, Cardiff, CF14 9FB.

A capacious detached double fronted five bedroom modern family home, set back behind a fenced front garden, incorporating a wide private gated entrance drive, and located at the far end of a small select close comprising just four detached houses.

This impressive property benefits from one of the most private positions off Briarmeadow Drive, a prestigious residential road, built in 1985 by Persimmon Homes, completed with a 10 year NHBC guarantees, and comprising detached executive homes.

This versatile and distinctive residence includes stylish wood block floors, PVC double glazed windows, white panel doors, a sophisticated intruder alarm, gas heating with panel radiators, and a contemporary log burner with slate hearth and split faced stone surround positioned within the exceptionally large principle lounge, a generous (26'2 x 17'3).

The remain ground floor living space comprises an entrance reception hall, a large inner hall inset with a returning spindle balustrade staircase, a down stairs cloak room with a modern white suite, a large well fitted open plan kitchen & breakfast room (25'7 x 10'1), a spacious separate sitting room (16'1 x 10'9), and a separate utility room.

The large kitchen is equipped with a Range cooker, further integrated appliances, French doors that open onto the charming landscaped rear gardens, and ample space for a dining table and chairs. A fabulous social space which is a top priority for most families.

The first floor accommodation comprises five bedrooms and three bathrooms. The capacious master suite comprises a large double sized bedroom (17'3 x 17'1), an ensuite walk-in wardrobe/dressing room, and a large full size bathroom.

The guest bedroom is a generous (16'1 x 10'9), and includes a stunning new white contemporary ensuite shower room (2015). There are two further sizeable double bedrooms and a modest fifth, adequately served by a white family bathroom suite. Outside the property occupies a large corner plot, with wide front gardens, and a sizeable landscaped rear garden which includes a full width paved sun terrace, a neat well-manicured shaped main lawn, and a further decked corner sun patio.

A truly marvellous family home, occupying a very tranquil position, tucked away, and well placed within walking distance to both Lisvane Railway Station, Cefn Onn Country Park and gardens, and the popular Cottage Inn and restaurant.

Thornhill

Within a short distance are a local Sainsbury Super Store with petrol station, Doctors surgery and a Pharmacy. Within easy driving distance are three shopping centres including Thornhill Cross Roads, Rhiwbina Garden Village and Llanishen Village. Also close by located between Thornhill and Lisvane is a local railway station linking with Cardiff City Centre. Also within the vicinity is a newly opened Miller & Carter Steak House, The Pendragon Public House and Restaurant, the New House Hotel and the Manor Park Hotel and restaurant. Cefn Onn Country Park is located on the outskirts of Thornhill and Lisvane as well as the Cottage Public House and Restaurant.





Local Amenities

The location is very easy for access to Llanishen Village, with its historic Church and its wide range of local shops, stores, supermarkets, hair dressers, banks and coffee shops. There is also a local pharmacy and a post office, and schools in walking distance including Thornhill primary School on Heol Hir, Llanishen High School on Heol Hir and Christ The King Roman Catholic primary School on Everest Avenue. Also within easy driving distance is an exit onto Manor way, allowing fast travel to the A 470 and the M4. Other amenities include: The Welsh Bowling Association, St Isan Parish Church, Llanishen Leisure Centre, Llanishen Reservoir, Llanishen Library, Llanishen Skate Park, Llanishen Rugby Club, The Church Inn, The Ty Glas, and Wolf's Castle Public Houses and restaurants.

Entrance Porch

Pillared centrally positioned open fronted entrance porch with block paved threshold and ornamental outside lights.

Entrance Reception Hall

10' 2" x 8' 5" (3.10m x 2.57m)

Approached via two white PVC part panelled double glazed front entrance doors each with pretty coloured patterned leaded glass windows, leading to a central hall with impressive flooring, radiator, coved ceiling, built out cloaks hanging cupboard. Internal window to sitting room.

Downstairs Cloakroom

Modern white Roca suite with part ceramic tiled walls, impressive flooring, stylish chrome vertical towel rail/radiator.

Lounge

26' 2" x 17' 3" (7.98m x 5.26m)

A particularly capacious principal reception room, approached from the entrance reception hall via double panel doors leading to a versatile and significantly large room, impressive wood block flooring throughout currently carpeted, contemporary and stylish cast iron log burner with slate hearth and slate front and split faced stone surround, square bay window with white PVC double glazed units enjoying outlooks across the fenced front gardens and sweeping driveway, tasteful decor, ceiling with multiple spotlights, coved ceiling, three double radiators, two further white PVC double glazed windows each with pleasing rear garden outlooks.

Sitting Room

16' 1" x 10' 9" (4.90m x 3.28m) Independently approached from the inner hall, a further large reception room, inset with a pretty square bay window equipped with white PVC double glazed units and enjoying outlooks across the sweeping entrance drive and fenced front gardens, coved ceiling, Adam style fireplace with marble hearth and surround inset with a living flame coal effect gas fire, pretty alcove, dado rail, two radiators, internal window to entrance reception hall.

Inner Hall

14' 3" x 6' (4.34m x 1.83m) Equipped with a returning staircase that leads to the first floor landing.

Kitchen / Breakfast Room

25' 7" x 10' 1" (7.80m x 3.07m)

A large open plan kitchen and breakfast room, equipped with panel fronted floor and eye level units in white and fitted along three sides beneath round nosed patterned laminate work surfaces, incorporating a white ceramic sink with chrome mixer taps, vegetable cleaner and ceramic drainer, walls part ceramic tiled, gas and electric range cooker with a seven ring gas hob incorporating wok burner, two fan assisted electric ovens with separate grill and separate warming drawer, canopy style extractor hood.

Matching dresser unit with twin glass fronted display cabinets, internal lights and glass shelves, spice shelves and drawers, two integrated wine cupboards with glass doors, integrated fridge and freezer, ample space for a large dining table and chairs, ceiling with multiple spotlights, fly shelf with spotlights over, PVC double glazed window with a pleasing rear garden outlook, further PVC double glazed French doors that open on to a large paved sun terrace. Archway opening to.....



Utility Room

7' 6" x 5' 1" (2.29m x 1.55m)

With matching white panel fronted floor and eye level units, beneath laminate round nosed work surfaces incorporating a sink unit with mixer taps and drainer, part ceramic tiled walls, space with plumbing for an automatic washing machine, space for the housing of a tumble drier, wall mounted Worcester gas fired central heating boiler, ceiling with spotlights, part ceramic tiled walls, radiator, part panelled outer door to side gardens.

First Floor Landing

Approached via a returning spindle balustrade carpeted staircase leading to a central landing area, with coved ceiling and access to the roof space via a drop down aluminium ladder. Built-in airing cupboard housing contemporary modern Flomaster unvented hot water cylinder with shelving over.

Master Bedroom One

17' 3" x 17' 1" (5.26m x 5.21m)

A capacious master bedroom approached via a deep entrance recess, leading to a versatile and generous sized room, tasteful decor, coved ceiling with spotlights, fireplace with hearth and surround, double radiator, white PVC double glazed window overlooking the large block paved entrance drive and fenced gardens.



Ensuite Bathroom

8' 3" x 6' 7" (2.51m x 2.01m)

Modern white suite with walls ceramic tiled, comprising large shaped corner bath with chrome mixer shower fitment and mixer taps, shaped wash hand basin with chrome taps and a built out full width vanity unit with panel doors, chrome handles and extensive storage space, W.C. with concealed cistern, matching glass fronted eye level cabinets, coved ceiling with spotlights, PVC double glazed obscure glass window to front, radiator.

Ensuite Dressing Room

9' 2" x 7' (2.79m x 2.13m)

Currently utilised as a very large walk-in wardrobe with extensive storage space, coved ceiling, and internal light.

Bedroom Two

16' 1" x 10' 9" into a wardrobe recess (4.90m x 3.28m into a wardrobe recess) A further generous double size bedroom, equipped with fitted wardrobes along two walls, coved ceiling, radiator, PVC double glazed window with outlooks across the fenced frontage gardens and sweeping driveway.



Ensuite Shower Room

7' 5" x 6' (2.26m x 1.83m)

Stylish and contemporary newly appointed modern white Roca suite with ceramic tiled walls and tasteful patterned vinyl flooring, comprising large double size corner shaped shower with clear glass sliding doors and screen, chrome shower unit, contemporary oval shaped wall mounted wash hand basin with chrome mixer taps, pop-up waste and vanity drawers below, slim line W.C., timber casement window with patterned glass to side, ceiling with spotlights, stylish chrome vertical radiator/towel rail.

Bedroom Three

17' 3" x 8' 6" (5.26m x 2.59m) A further generous size third double bedroom, inset with a white PVC double glazed window with a pleasing rear garden outlook, radiator, coved ceiling, access to useful roof space storage area.

Bedroom Four

10' 11" x 10' 3" (3.33m x 3.12m)

Again double in size, equipped with built out wardrobes with sliding doors and mirrored front, radiator, coved ceiling, PVC double glazed window with a pleasing rear garden outlook.

Bedroom Five

7' 6" x 6' 4" (2.29m x 1.93m) PVC double glazed window with rear garden outlook, radiator, coved ceiling.



Family Bathroom

6' 4" x 6' 3" (1.93m x 1.91m)

White suite with ceramic tiled walls comprising shaped panel bath with chrome mixer shower fitment and mixer taps, shower screen, W.C. with concealed cistern, mounted shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit, stylish chrome vertical radiator/towel rail, PVC double glazed obscure glass window to rear.

Sweeping Entrance Drive

A particularly long private block paved sweeping front entrance drive, approached via double gated surmounted on to two brick pillars and providing ample off street vehicular parking and turning space.



Fenced Front Gardens

Level and chiefly laid to lawn fenced along two sides.

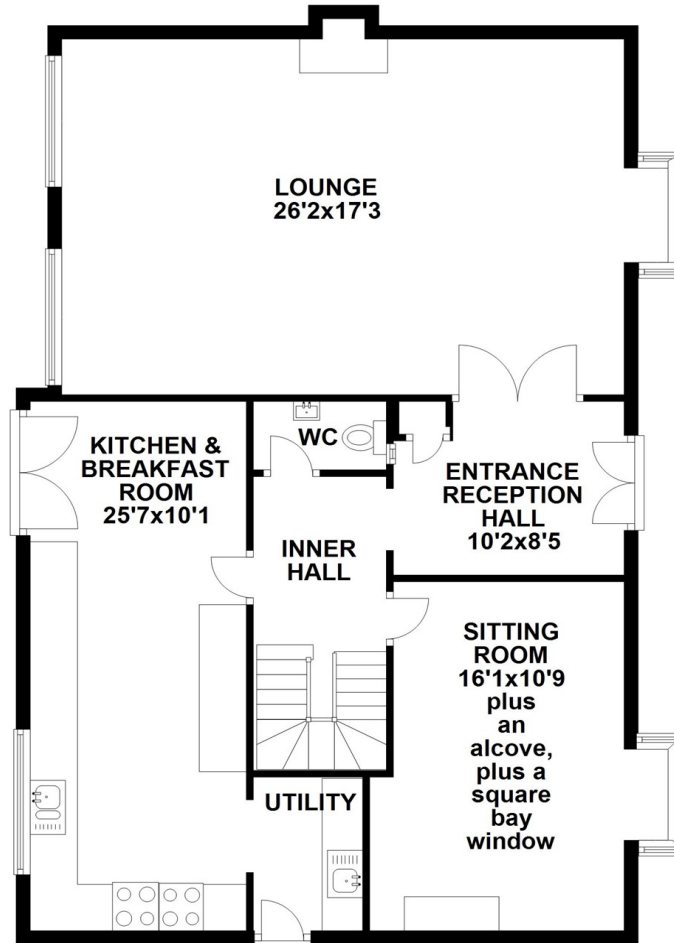
Landscaped Rear Gardens

A sizeable rear garden that runs the full width of the plot, landscaped with a large wide deep paved sun terrace with shaped lawns beyond, and incorporating a further decked corner shaped sun terrace screened by conifer trees. The garden itself is enclosed chiefly by close timber boarded panel fencing to afford privacy and security. Large garden shed. Access to both sides of the property.

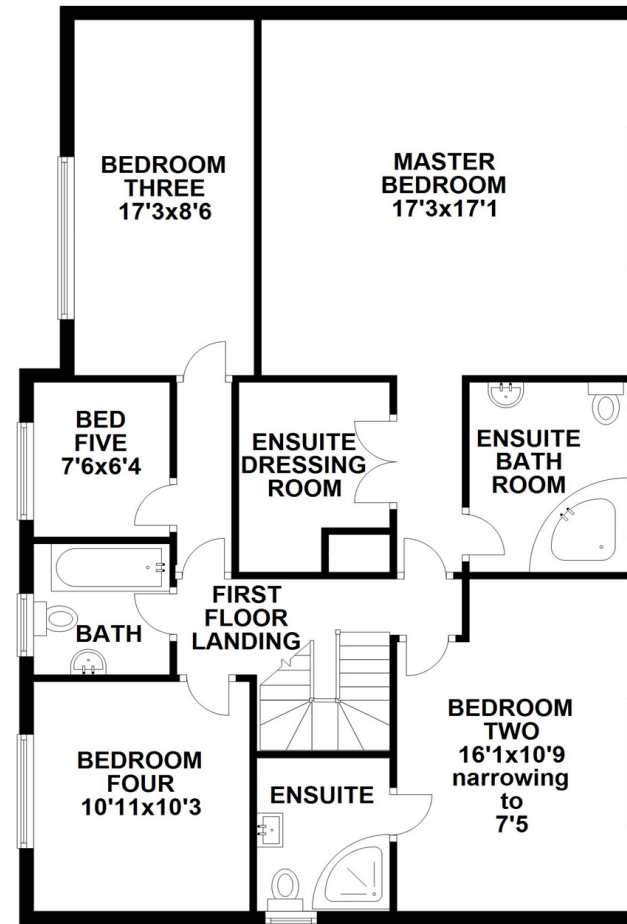




GROUND FLOOR



FIRST FLOOR



24 Station Road, Llanishen, CARDIFF, South Glamorgan, CF14 5LT

EPC Rating: C

Property Ref: LSN301623 - 0003



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