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1 Parc Y Nant, Nantgarw, Cardiff, CF15 7TJ.

£525,000

 peter
alan

02920 612328
whitchurch@peteralan.co.uk



A capacious modern detached five bedroom double fronted family house, built in 1988 by Messrs Barratt Homes, a reputable firm of National House builders, completed with a 10-year NHBC guarantee, and occupying a large and private south facing corner plot with truly panoramic views across the surrounding area and onto distant hillside.

This very well-designed property provides 2190 square feet, a perfect family home with versatile accommodation and the bathrooms, two being ensuite.

The property also benefits a gated entrance drive leading to a large four car private entrance and an integral double garage.

The property benefits many improvements including gas heating with panel radiators (New Worcester Combi Boiler installed in July 2017, serviced annually), a new fully fitted open plan kitchen and breakfast room (19'6 x 14'5) installed circa 2015, and NEW replacement PVC double glazed replacement windows and outer doors installed in 2027 by Messrs Cardiff Windows with a 10-year warranty.

Parc Y Nant is a private residential development, well positioned within a short driving distance to an exit onto the A 470, providing fast travel to Cardiff and the M4. Also close by is the Town of Caerphilly with its extensive amenities, and on the doorstep are wonderful county walks and rides across the Hillside of Nantgarw.

This very spacious home comprises an open fronted porch, a central entrance hall with a spindle balustrade staircase, a large lounge (20'0 x 11'3), a separate dining room with PVC French doors which open onto a superb south facing rear garden, an open plan kitchen and breakfast room (19'6 x 14'5), a utility room, a downstairs cloak room, whilst the first floor comprises five good sized bedrooms and three bathrooms. A special feature are the versatile surrounding gardens which provide two separate lawns, a full width sun terrace and a relaxing water feature. A very impressive family home in a delightful position. Must be seen!

Ground Floor Entrance Porch

Open fronted entrance porch with pine pillar and quarry tiled threshold.

Entrance Hall

Approached via a stylish composite front entrance door in grey and white with sealed double glazed obscure glass upper lights and matching side screen window opening into a central hall with a carpeted spindle balustrade single flight staircase with useful under stair boot store and cloaks hanging cupboard. Radiator with pretty casement cover, laminate wood flooring, coved ceiling.

Lounge

20' x 11' 3" (6.10m x 3.43m) A charming principal reception room inset with a splayed bay window with PVC double glazed replacement units with outlooks across the very private and fully enclosed frontage gardens and drive, contemporary marble fireplace and hearth inset with a stylish electric fire, further replacement double glazed clear glass window with side aspect, double radiator, coved ceiling, approached from the entrance hall via double white traditional style panel doors. Square opening leading to....





Dining Room

12' x 9' 2" (3.66m x 2.79m) Coved ceiling, double radiator, white replacement PVC double glazed French doors opening on to a landscaped south facing rear garden. Stylish chrome light switch, serving hatch to the open plan kitchen and breakfast room.

Kitchen And Breakfast Room

19' 6" x 14' 5" (5.94m x 4.39m) Well fitted with an extensive range of floor and eye level units with slim line handles and round nosed laminate work surfaces, incorporating a stainless-steel sink with chrome mixer taps, vegetable cleaner and drainer, integrated four ring gas hob with stainless steel splashback surround and a Neff fitted extractor hood. Integrated Bosch dishwasher, integrated Neff fan assisted electric oven with separate grill, space for the housing of an American style fridge freezer, integrated wine rack, soft closing doors and drawers, custom made cutlery compartments, deep pan drawers, corner carousel units, pull out larder unit with retractable shelves, ceramic tiled flooring throughout, under unit lighting, stylish chrome finished light switches and power points throughout, PVC clear glass double glazed window with a pleasing rear garden outlook with elevated views that extend across adjacent mountainside, ample space for a large dining table and eight chairs, double radiator, replacement PVC double glazed French doors opening on to a south facing rear garden with lawns and sun terrace. Useful internal courtesy door leading to an integral double garage.



Outer Hall

Approached from the kitchen and breakfast room via a white traditional style panel door with continuous ceramic tiled flooring and leading to a composite double glazed outer door that provides access to the side and rear gardens. Internal white panel doors leading to....

Utility Room

6' 1" x 5' 7" (1.85m x 1.70m) Space with plumbing for a washing machine, space for the housing of a tumble dryer, continuous ceramic tiled floor, PVC clear glass replacement double glazed window with a rear garden outlook. Built out unit housing a Worcester wall mounted gas central heating boiler.

Downstairs Cloakroom

Approached independently from the outer hall with continuous ceramic tiled floor and part tiled walls with white suite comprising slim line W.C., wall mounted wash hand basin with chrome mixer taps and pop-up waste, vertical towel rail/radiator, patterned glass PVC replacement double glazed window to side.

First Floor Landing

Approached via a carpeted single flight spindle balustrade staircase leading to a spindle balustrade gallery landing. Two separate accesses to two roof space areas. Built-in former airing cupboard now a useful linen cupboard.



Master Bedroom One

16' 4" x 14' 5" (4.98m x 4.39m) This splendid master bedroom enjoys panoramic elevated open views from three separate PVC replacement double glazed windows with front and side aspect, the views are chiefly across the surrounding area and continuing to stunning mountainside in the distance. Double radiator, ceiling with spotlights.

Ensuite Shower Room

White suite comprising double size shower with chrome fittings including waterfall fitment, clear glass sliding doors and screen, mounted shaped wash hand basin with chrome mixer taps and pop-up waste, W.C. with concealed cistern, ceramic tiled flooring, ceiling with spotlights, air ventilator, various bathroom cabinets, patterned glass replacement PVC double glazed window to side.

Bedroom Two

17' 9" x 11' (5.41m x 3.35m) Independently approached from the landing via a white traditional style panel door leading to a generous guest bedroom fitted with mirror fronted wardrobes, and inset with two clear glass PVC replacement double glazed windows each with elevated outlooks across the rear gardens over the surrounding area and on to distant hillside. Two double radiators.

Ensuite Shower Room

White suite comprising large shower unit with chrome fittings including waterfall fitment, clear glass sliding doors and screen, W.C. with concealed cistern, ceramic tiled floor, shaped mounted wash hand basin with chrome mixer taps and pop-up waste, mirror over with fly shelf with spotlights and integrated cabinets.



Bedroom Three

10' x 9' 8" (3.05m x 2.95m) Independently approached from the landing via a white traditional style panel door leading to a good size third bedroom with radiator and replacement PVC double glazed window with front aspect across the fully enclosed and private front gardens and drive.

Bedroom Four

15' 10" x 10' 3" (4.83m x 3.12m) Independently approached from the landing via a white traditional style panel door leading to an entrance recess which provides an additional space measuring 4' 8" x 3 ft. This generous bedroom also provides access to useful eaves 2 ft deep storage areas providing extra space together with an open eaves space measuring an additional 4' 6" depth x 9' 6" length ideal for the housing of children's toys etc. This bedroom also has access to the roof space, a radiator and a clear glass replacement PVC double glazed window with elevated outlooks across the very private and fully enclosed gated entrance drive and front gardens. Ceiling with spotlights.

Bedroom Five

9' 8" x 7' 6" (2.95m x 2.29m) A very generous fifth bedroom approached independently from the landing via a white traditional style panel door and equipped with both a radiator and a replacement PVC double glazed clear glass front window with outlooks across the frontage gardens and drive.



Family Bathroom

9' x 6' 8" (2.74m x 2.03m) Independently approached from the landing via a white traditional style panel door leading to a white bathroom suite with part ceramic tiled walls comprising shaped panel bath with chrome taps, W.C., pedestal wash hand basin with chrome taps, radiator, vinyl flooring, replacement patterned glass PVC double glazed window to side.

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Outside Private Entrance Drive

The property occupies a large corner plot position on the Parc Y Nant development with the special features of a fully enclosed gated front entrance drive. finished in stenciled concrete and providing parking for four cars.

Front Garden

Surrounding the entrance drive are private lawned front gardens afforded privacy and security by means of mature conifer hedgerow and garden trees with further borders of railway sleepers and natural slate.

Double Garage

17' 6" x 16' 10" (5.33m x 5.13m) Integral double garage with electric power and light approached via two separate up and over doors leading to an open double garage space. Internal courtesy door leading directly into the kitchen and breakfast room.

Rear Gardens

Beautifully landscaped south facing and private comprising of a well-tended mature lawn, beyond a full width paved sun patio terrace, and leading to a large side garden area which is partly ornamental with stone borders and garden pond and providing housing space for a greenhouse. This side section of the rear garden also enjoys an elevated length of lawn perfect for football and cricket, all completely enclosed by timber fencing to afford privacy and security and partly tree lined, a wonderful garden for children. The views that are enjoyed from the gardens in Parc Y Nant are truly outstanding and extend towards the adjacent mountain and hillside.







Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.