



Liddell Close, Pontprennau Cardiff

£435,000 Freehold

pa black



Liddell Close, Pontprennau Cardiff

A truly stunning detached modern deceptively spacious larger style four bedroom house, backing onto wooded parkland, built in 1998 by Messrs Bailey Homes, a private local developer, completed with a 10 year N H B C guarantee, and occupying a delightful position fronting a select private close, comprising just eleven detached houses. This superb property is positioned at the head of a quiet close location, deceptive in appearance from the front, the largest version of the popular Bailey Homes properties in the area, boasting a deep lawned front garden with shrubs and hedging, and a double width drive. This immaculate home has been totally refurbished in 2021, with an expenditure of £48,000, to provide a sizeable stylish contemporary generous design, versatile and bright, tastefully decorated and floored, and available with immediate possession. The property includes a NEW SMART ELECTRIC VEHICLE CHARGING POINT adjacent to single garage, electrics serviced and upgraded with latest specification consumer unit, certified by electrician, Led lighting throughout property, including outside lights, and external double socket at rear of property.

The Property

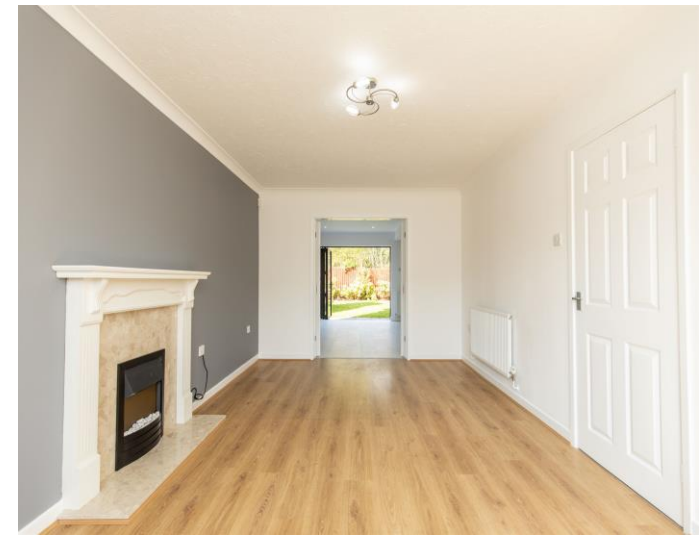
There is also a recently serviced alarm system, and Mains operated fire alarms to hall, open plan area and landing. The property also includes white PVC double glazed windows, gas heating with panel radiators (Boiler serviced annually and maintained).

Other improvements include new grey carpeting to stairs, landing and bedrooms, newly refitted bathroom, ensuite and downstairs cloak room, thermostatic Mira showers to the bathroom and ensuite, new wall tiling throughout, the bathroom being fully tiled and new Led bathroom and ensuite cabinets Both bathrooms also benefit new vinyl floor coverings.

There is a newly fitted gloss grey and gloss white kitchen with grey oak work surfaces, gloss white glass effect and grey oak waterfall island unit with induction hob and breakfast bar. The Island unit includes a pop up electric point, and a new built-in high power induction hob (Hisense). In the kitchen there is also a dishwasher, a multifunction oven and grill, a multifunction microwave and grill, a fridge freezer (Lamone), a new externally vented German extractor hood with lights, and a one-and-a-half bowl black granite resin sink and brushed nickel mixer tap. There is a separate fitted utility room with 2 year old Bosh washing machine, sink and space for tumble dryer or other appliance.

In the 18 FT lounge is a fireplace (with real chimney), gas and electric points are to fireplace, and the fire place is fitted with recent (about 4 years old) electric fire with illuminated white stones and flame effect screen behind.





The Property

Other features include a wall TV point in the open plan kitchen and dining room, and Virgin media outlets in the lounge and bedroom, plus USB charge points in dining area, the kitchen, the lounge and the master bedroom.

Additional features include internal door handles in brushed nickel, new Led lighting throughout, bi-fold doors to the garden (Antracite aluminium), and a modern front door replaced and upgraded in 2015. There is also a Steel Anthracite painted garage door.

A super home, in a tranquil and exclusive close, available with no chain. Must be seen!

Ground Floor

Entrance Porch

Paved threshold, outside light, external Evie Power Pod electrical car charger point.

Entrance Hall

Approached via a stylish PVC part panelled double glazed front entrance door inset with two pretty leaded upper light windows together with chrome door furniture including security eye hole, leading to a central hall with wood flooring, radiator, wide newly carpeted in contemporary returning spindle balustrade staircase with large and useful under stair storage cupboard.

Downstairs Cloakroom

Stylish modern white suite with contemporary tiled walls and floor comprising W.C. with concealed cistern, shaped pedestal wash hand basin with chrome mixer taps, pop-up waste and a built out white vanity unit, stylish chrome vertical towel rail/radiator, PVC double glazed window to front, new electrical consumer unit, white traditional style panel door to main entrance hall.

Lounge

17' 10" x 10' 10" (5.44m x 3.30m)

A large well proportioned generous principal reception room, approached from the entrance hall via a white traditional style panel door, inset with a feature fireplace with marble hearth and surround, single and single radiators, high coved ceiling, TV point, white PVC double glazed window with outlooks across the deep frontage gardens and on to the quiet frontage close. Double doors opening to.....

Kitchen And Dining Room

28' 9" x 14' 9" (8.76m x 4.50m)

Beautifully fitted in 2021 with an extensive range of stylish and contemporary newly installed floor and eye level units with high gloss doors in white and contemporary grey with soft closing fittings and stylish worktops incorporating a Lamona sink unit with vegetable cleaner, mixer taps and drainer, freestanding island unit with breakfast bar with bespoke white glass topped work surfaces incorporating a Hisense four ring induction electric hob beneath a stunning fully vented extractor hood, pop-up power point tower sockets, Indesit dishwasher, integrated fridge freezer, integrated Lamona fan assisted electric oven, integrated Lamona microwave combi oven, stunning flooring throughout, fantastic open plan family space with aluminium double glazed bi-folding doors that open on to the sunny enclosed level private rear gardens, multiple 13amp power points strategically placed throughout, double and single radiators, two further PVC double glazed windows each with rear garden outlooks, stylish pull out full height larder unit with retractable chrome shelves. Ceiling with spotlights, white traditional style panel door to entrance hall.

Utility Room

8' 1" x 5' (2.46m x 1.52m)

Well fitted along one side with modern panel fronted floor and eye level units in white with round nosed laminate worktops incorporating a stainless steel sink with chrome mixer taps and drainer, Bosch washing machine, space for a tumble dryer,



wall mounted Glow-worm Economy Plus gas fired central heating boiler, continuous tiled flooring, radiator, PVC double glazed outer door to side gardens, white traditional style panel door opening in to an integral garage.

First Floor

Landing

Approached via a wide newly carpeted in contemporary grey spindle balustrade staircase leading to a central square shaped landing with access to roof space, and a large walk-in airing cupboard with factory insulated copper hot water cylinder and electric immersion heater installed with pine shelving above.

Master Bedroom One

14' 2" x 10' 9" (4.32m x 3.28m)

Newly carpeted in contemporary grey, PVC double glazed window with outlooks on to the quiet frontage close, radiator. White traditional style panel door opening to the main landing.

Ensuite Shower Room

Luxurious white newly installed contemporary and stylish white suite with contemporary grey tiles and impressive flooring comprising double size shower with ceramic tiled walls, chrome shower unit and clear glass sliding shower door and shower screen, slim line W.C., wall mounted wash hand basin with chrome mixer taps, pop-up waste and a built out vanity



unit with white high gloss doors, PVC double glazed window with obscure glass to side, stylish mirrored wall mounted cabinet with automatic lights, stylish chrome towel rail/vertical radiator, air ventilator.

Bedroom Two

10' 10" x 9' 1" plus an entrance recess (3.30m x 2.77m plus an entrance recess)

Approached from the landing via a white traditional style panel door leading to a double size bedroom with newly carpeted contemporary grey flooring, radiator, PVC double glazed window with outlooks on to the pretty sunny enclosed level rear gardens.

Bedroom Three

11' x 8' 4" (3.35m x 2.54m)

PVC double glazed window with outlooks on to the rear gardens, radiator, newly carpeted in contemporary grey flooring, white traditional style panel door to landing.

Bedroom Four

12' 3" x 8' 5" into a deep entrance recess (3.73m x 2.57m into a deep entrance recess)

Approached from the landing via a white traditional style panel door, newly carpeted in contemporary grey flooring, radiator, PVC double glazed window with outlooks on to the quiet frontage close.



Family Bathroom

Stunning new luxurious white bespoke suite with contemporary grey tiled walls and stylish grey flooring, comprising panel bath with chrome mixer taps and pop-up waste, chrome shower unit, shower screen, slim line W.C., mounted contemporary wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit with white high gloss doors and chrome trim handles, new wall mounted mirror fronted LED bathroom cabinet with automatic light and de-mister facility, stylish chrome vertical towel rail/radiator, air ventilator, PVC double glazed obscure glass window to side, approached from the landing via a white traditional style panel door.

Outside

Front Garden

Deep level and chiefly laid to lawn providing additional space to extend the drive if required.

Entrance Drive

Private Tarmac double width off street vehicular entrance drive with parking for 2 - 4 cars leading to....



Garage

17' 6" x 8' 4" (5.33m x 2.54m)

Attached single garage with new contemporary grey up and over door, electric power and light, internal courtesy door to utility room.

Side Gardens

There are side access gardens on both sides of the property providing access to the rear, and leading to....

Rear Garden

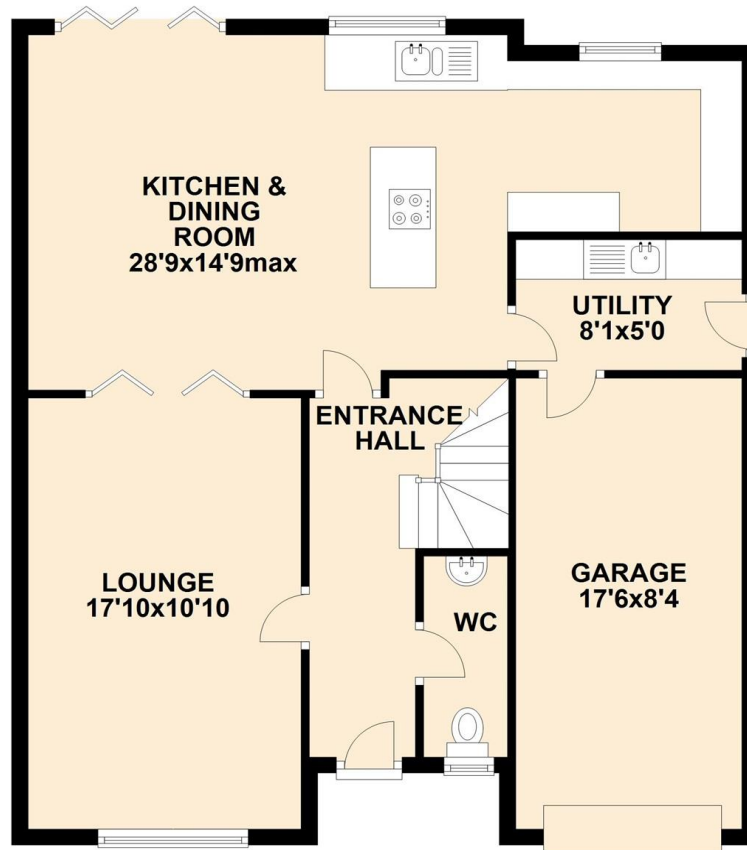
Charming and private level sunny rear garden, mainly laid to lawn beyond a full width paved sun terrace, edged with pretty borders of flowering shrubs and plants along two sides and enclosed by 6 ft fencing to afford to afford privacy and security and backing on to trees.





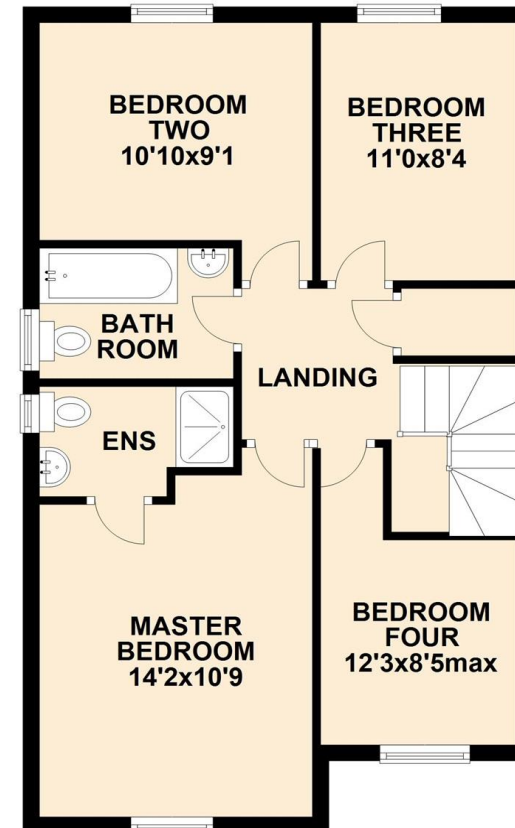
GROUND FLOOR

Approx. 83.6 sq. metres (899.5 sq. feet)



FIRST FLOOR

Approx. 57.0 sq. metres (613.3 sq. feet)



Total area: approx. 140.5 sq. metres (1512.8 sq. feet)

86 Albany Road, CARDIFF, South Glamorgan, CF24 3RS

EPC Rating: D

Property Ref: ALY303993 - 0005



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