

# Fairwater Road

Llandaff, Cardiff CF5 2LE

Realistic offers considered

£1,299,950



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Marking 100 years since the birth of Roald Dahl, this blue plaque property has been beautifully appointed by the current owners. An exquisite detached residence historically part of the original Roald Dahl estate, his father actually built the house and Roald Dahl lived in the house. Offering just over 3,300 sq ft, this well appointed home is situated back from Fairwater Road and is just over half a mile to Llandaff High Street. The village offers an array of boutique shops, cafés and restaurants along with Llandaff Cathedral. Within a mile radius are two reputable independent primary through to senior schools along with many popular public schools. The home is within walking distance to the train station and has excellent A470/M4 links. A rare opportunity to acquire this exceptional property with internal viewings strongly advised.

Originally built in 1907 to an exact specification and individually designed for Mr Harold Dahl, and birth place of Roald Dahl, the well known author of children's books.

Link for digital online brochure (copy and paste into your web browser)

[http://issuu.com/gbphoto21/docs/ty\\_gwyn\\_\\_llandaff\\_digital\\_flip\\_broc](http://issuu.com/gbphoto21/docs/ty_gwyn__llandaff_digital_flip_broc)





## HALLWAY

Ty Gwyn is entered via an enclosed courtyard with ample surfaced parking for numerous cars. The double oak front doors lead into the porch.

## PORCH 12'9" x 6'11" (3.89m x 2.11m)

Mullioned windows with leaded lights having three original windows to the side. Flagstone flooring leading up to the large front door and entrance hallway.

## ENTRANCE HALLWAY 19'3" x 13'6" (5.87m x 4.11m)

An impressive entrance hall with a traditional three turn staircase leading up to a galleried landing. Feature oak panelled walls, picture rail and leaded light mullioned window to the front aspect. Doors to lounge, dining room, sitting room, cloakroom/wc and utility room. Under stairs storage.

## LOUNGE 35'3" x 15'10" (10.74m x 4.83m)

A room to fit a baby grand piano this bright and spacious lounge with original leaded light mullioned windows to the front elevation plus French double doors with leaded windows leading into the Garden Room. Two windows to the side. Minster stone open fireplace with marble hearth. Coved ceiling.

## GARDEN ROOM 17'5" x 6'4" (5.31m x 1.93m)

A traditional garden room overlooking the delightful rear gardens with double French doors and windows to three sides. Chequered marble flooring in black and white.

## DINING ROOM 18'9" x 16'4" (5.72m x 4.98m)

An imposing dining room with a feature bay leaded light mullioned window highlighted by the original oak carved beam made by Roald Dahl's father, Harold Dahl. 'Adam' style fireplace with inset electric fire, decorative coved ceiling and picture rail. Central heating radiator.

## SITTING ROOM

Picture windows to full width of the room with views to the rear garden plus a glass panelled door to the side. Feature 'Adam' style fireplace with inset gas coal effect fire. Central heating radiator.

## KITCHEN/BREAKFAST ROOM

A bespoke 'Bulthaup' German oak fitted kitchen with a wide range of base, eye level and drawer units with complimenting work surfaces incorporating ceramic sink unit with drainer and mixer tap. Fitted double electric 'Neff' oven, hob and extractor fan above, fitted microwave and dish washer. Feature fitted dresser with inset lighting plus a breakfast table with built in pew. Built in pantry. Two windows plus a door overlooking the rear garden. Beamed ceiling. Quarry tiled flooring. Door to the side courtyard and utility room. Radiator.

## UTILITY

Fitted with a range of base and eye level units, work surfaces incorporating sink unit and drainer. Plumbed for automatic washing machine and tumble dryer. Quarry tiled flooring, tiled walls and window to side.

## CLOAKROOM

Window to side. Hanging space for cloaks, panelled walls. Door into cloakroom with pedestal wash hand basin and wc. Radiator.

## BUTLERS PANTRY

Window to rear. Fitted with a range of base and eye level units, sink unit. Drinks cabinet.

## FIRST FLOOR

Stairs with oak panelled walls leading to first floor with wooden balustrades and oak handrails. Bright and spacious galleried landing with original sash windows to the front elevation. Decorative coved ceiling and wiring for central light fitting. Deep skirting, large built in linen cupboard and airing cupboard. Double panelled central heating radiator, access hatch to fully boarded loft space with pull down ladder. Feature archways to both side of the landing area giving access to all bedrooms.

## MASTER BEDROOM 17'11" x 13'8" (5.46m x 4.17m)

Original sash windows to the side elevation, two double panelled central heating radiators. Deep skirting and decorative coved ceiling. Archway to;

## DRESSING ROOM 12'6" x 5'8" (3.81m x 1.73m)

Floor to ceiling built in wardrobes with cupboards above plus a built in dressing table. Two original sash windows overlooking rear garden. Central heating radiator and power points.

## EN-SUITE 12'6" x 7'8" (3.81m x 2.34m)

Two original sash windows to rear elevation overlooking gardens. White suite comprising panelled bath set in marble surround with gold fitments to include mixer tap with shower attachment. Built in fully tiled shower cubicle with 'Raindance' shower head plus hand held shower. Wash hand basin set in marble vanity unit with cupboards beneath, fitted mirror above and side storage units. White wc, double panelled central heating radiator, heated towel rail, ceramic tiled floor and deep skirting. Coving and inset spotlights to ceiling.

## BEDROOM TWO 15'1" x 15'7" (4.60m x 4.75m)

Original sash windows to front elevation. Double panelled radiator, deep skirting and deep coving to ceiling. Fitted wardrobes with cupboards above to one wall. White wash hand basin with gold fitments and vanity mirror above. Wiring for central ceiling light, power points.

**BEDROOM THREE 13'6" x 14'5" (4.11m x 4.39m)**

**BEDROOM FOUR 13'11" x 9'10" (4.24m x 3.00m)**

**BEDROOM FIVE** 15'6" x 12'3" (4.72m x 3.73m)

**FAMILY BATHROOM** 9'4" x 5'6" (2.84m x 1.68m)

SEPARTATE W/C

## OUTSIDE

## GARAGE







