

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



BRYNTEG CLOSE  
CYNCOED



## 8 Brynteg Cl, Roath Park, CRF

Main Building: Interior Area: 3349.63 sq ft



Ground Floor



1st Floor





Comments by - Mr Ross Hooper-Nash



## BRYNTEG CLOSE

CYNCOED, CF23 6AS - ASKING PRICE £1,250,000



5 Bedroom(s)



5 Bathroom(s)



3350.00 sq ft

A contemporary family house for modern living offering over 3350 square feet, three living areas, conservatory, study/playroom, 5/6 bedrooms, family bathroom, full en-suite bathroom to main bedroom, three further bedrooms have en-suite shower rooms. The interior is painted a subtle, light colour throughout. The property further benefits beautiful gardens, sweeping driveway and a double garage.

Stylishly refurbished with new Sigma kitchen, replacement of two main bathrooms, new carpet throughout first floor and refurbished Maplewood to the ground floor, new blinds/curtains throughout, new utility room, new cloakroom/WC, new "Smart System" alitherm double glazing in Anthracite grey, new stunning entry door. The front facade has been modernised to suit the contemporary interior, with mix of natural slate, white render and Finnish Thermowood cladding.

### Location:

Set back from Cefn Coed Road in a private road, what makes this property so special is the high degree of privacy, the peace and quiet, along with the secure setting, surrounded on all sides by fencing/walls or high hedges. A unique house which is out of sight from the public, with no passing traffic or pedestrians, and screened from neighbouring residences.

### PROPERTY SPECIALIST

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Bespoke front door, with glazed side panels, framed in natural slate, promising a modern interior beyond. Entering the porch reveals a large hallway with abundant natural light, and beautiful restored Canadian Maplewood floor. A glass paneled staircase allows light to flow from all directions. Two large living rooms at either end of the property, conservatory off the main living room, huge kitchen/diner/family room and office/snug - ample room for the family to spread out and enjoy the space. Currently the snug is used as an office. New modern utility room, cloakroom/WC and large double garage with storage units and basin.

The kitchen, with dining/seating areas, is great for family and friends to socialise, with a large bi-fold door out to the colourful front garden with sunlight throughout the day in summer. The new kitchen from Sigma kitchens. Sleek practical design and great to cook in, high quality Neff appliances throughout, including a Neff Hob with downward extractor function and Quooker tap. Lighting options are versatile, ceiling spotlights, striplights/spots above the hob and low lighting under the units, all with separate switches.

Upstairs has six bedrooms, five large doubles with space for desks/furniture. Main bedroom has space for seating/dressing table or desk, with a lovely view westward over Cardiff. The large en suite is equipped with bathtub, glass shower unit with rainfall & hand held options, wall hung basin and toilet while the family bathroom has the same suite installed. The sixth bedroom is currently utilised as an office.

Plentiful storage areas throughout the house, with large wardrobes in the double bedrooms, utility room, airing cupboard with small radiator, and the huge garage with storage cupboards, work surface/sink.

Gardens are a delightful mix of flowers, shrubs, bushes and small trees maintained by a skilled gardener, providing colours through most of the year, plus a greenhouse and shed to the rear/side of the house.

14 Solar Panels located on the roof provide electricity and the solar feedback tariff enables payment for any excess electricity generated. Electricity usage can be monitored in real time on GivEnergy App while the Smart meter shows usage in monetary terms.

Beautiful contemporary, spacious house in a unique setting.

Detail:

**Entrance Porch:**  
Enter the house through the bespoke front door into the light filled porch tiled with Brazilian slate flooring.

**Hallway:**  
Large hallway with Maplewood floor leads to all rooms on the ground floor with glass paneled staircase rising to the 5/6 bedrooms on the first floor.

Immediately to the left is the second living room (Den), the utility room and the cloakroom.

**Den:**  
Spacious, light filled, fun room providing an area for children/teenagers or all the family.

**Utility Room:**  
New with room for ironing, laundry storage, appliances and quality vinyl floor. Glazed door to rear.

**Cloakroom:**  
New with wall mounted basin, toilet and room to hang coats and store shoes.

Along the hallway, on the left is another room with window overlooking the rear garden; currently an office but is versatile. On the right is the kitchen.

**Kitchen/Dining Room:**  
A great space to cook, eat, relax and socialise with great views to front garden through the bifold door. Carefully designed to make best use of the space/view. High specification, including quartz stone worktop, Quooker tap, Neff induction hob with downdraft extractor system, Neff ovens, fridge, freezer and dishwasher. Lighting has also been carefully designed with 18 ceiling spotlights, spotlights/strip light above hob and subtle low level strip light under units. Lighting zones have separate switches to suit different times of the day/year.

The bifold door opens onto to a patio area with garden furniture and great for alfresco eating and BBQ.

To the end of the hallway, through the glazed double doors, is the main living room which has double doors through to conservatory overlooking the rear garden.

**Living Room/Conservatory:**  
A more formal large space with modern wall slot gas fire, views to the garden through the large windows - connected to a light filled Conservatory with glazed roof, a lovely relaxing space.

**Upstairs:**  
The glazed panel staircase rises to the open landing, main bedroom with full en-suite to the rear, the family bathroom, and four further bedrooms to the front of the house, and one more bedroom to the rear of the house. New fitted carpets/curtains/blinds throughout.

The family bathroom and main bedroom en-suite have full suites with integrated blinds in the glazing, wall mounted basin/toilets and light edge motion operated mirrors. Three of the bedrooms have en-suite shower rooms, the sixth bedroom is currently used as an office. Apart from bedroom six, all are spacious double rooms which provide options for furniture/desks. There is an airing cupboard at the end of the landing with radiator. Spot lighting on the landing is zoned into three sections, and all bedrooms have ample sockets throughout.

**Outside:**  
Large double garage with electric operated door, power, lights, water and work surfaces/sink/storage to the rear. Including garage parking, there is space for numerous cars. Exterior garden and brick lights provide effective outside lighting, with wall lights on the house front for warmer evenings outside.

Shed and greenhouse in rear garden.

A large contemporary family house, remodeled with functionality, style and natural light in mind.

The owners will be happy to carry out viewings daytime and evenings and answer any questions regarding the house and the refurbishment work that has been undertaken.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 77                      | 81        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |





