



**Edwards & Co**  
property sales & lettings

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**Beaufort Park  
Lisvane  
Cardiff  
CF14**

**£1,200,000 Part Ex considered**



- Probably Lisvane's finest executive style 4 bed home
- Voluminous ground floor living accommodation +£50k of extras
- Spacious principal reception room with log burner
- Large master bedroom with dressing area and spacious en-suite
- 3 further double bedrooms all with en-suites
- Fabulous gardens to front and rear
- Energy efficient home with under floor heating to the ground floor
- Remainder of 10 year NHBC warranty & 2 year warranty on appliances
- Coach House style double garage and driveway parking
- SIMPLY MUST BE VIEWED - NO ONWARD CHAIN



**Ref: PRA53419**

**Viewing Instructions: Strictly By Appointment Only**

# General Description

**\*PART EXCHANGE CONSIDERED - BEAUTIFULLY PRESENTED AND VERY SPACIOUS 4 DOUBLE BEDROOM EXECUTIVE-STYLE DETACHED FAMILY HOME\*** Edwards and Co are delighted to offer for sale this capacious new build 'Burghley' style home, one of only a handful built on this prestigious Edenstone development. This luxury property offers modern living in an exquisite four-bedroom detached family home with four en suite bathrooms and attached 'coach house' style double garage and situated within the exclusive Beaufort Park development, Lisvane, Cardiff. With a considerable amount having already been spent by the current owner on upgrades and optional extras this new home offers something for everyone to enjoy. **PART EXCHANGE CONSIDERED**

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## Front & Entrance

Path leading to front door, lawn area, bushes and shrubs, paved driveway.

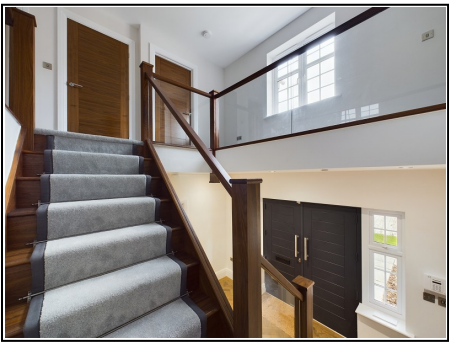
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## Covered Entrance

Impressive and welcoming covered entrance

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## Entrance Hallway

Double door to front aspect, wooden flooring, spotlights, doors to all rooms, alarm system and cctv.

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## Principal Reception Room

PVC bay window to front aspect, two PVC windows to side aspect, wooden flooring, log burner.

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## Second Reception Room/Home Office

PVC window to front aspect, wooden flooring, single light pendant.

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## Kitchen/Dining Area

PVC window to rear aspect, wooden flooring, two single light pendants, spotlights.

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## Kitchen

PVC Window to rear aspect, wooden flooring, sink with mixer tap, integrated dishwasher, feature central island with a wealth of base cupboards, five ring electric hob with extractor fan above, integrated wine cooler, breakfast bar area, oven with retractable warming tray, integrated microwave, tall floor to ceiling integrated fridge, tall floor to ceiling freezer.

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## Dining Area

PVC bi fold doors to rear garden, wooden flooring, spotlights, built in speakers.

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## Lounge

Spacious reception area/drawing room area open-plan to kitchen and dining area

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## Utility Room

Single light pendant, wooden flooring, a range of base and wall mounted cabinets with contrasting square edge countertops, integrated washing machine and dryer, inset sink.

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## Pantry

Fabulous 'must-have' walk-in pantry storage room

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## WC

Spotlights, wooden flooring, part tiled walls, wash hand basin, WC, Extractor fan.

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## First Floor Landing

PVC window to front aspect, single light pendant, built in speakers, carpet, doors to all rooms.

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## Bedroom 1

An absolutely fabulous and very spacious principal suite bedroom with bright, modern decor, carpeted floors, uPVC window to front aspect, two single light pendant, built in speakers, radiator.

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## Dressing Area

PVC window to rear aspect , carpet, radiator, spotlights, fully fitted dressing area.

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## En Suite to Bedroom 1

PVC window with obscure glass to rear aspect, spotlights, tiled flooring, tiled walls, ladder style radiator, bath unit, his and hers sink with built in vanity unit, walk in shower, WC.

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## Bedroom 2

PVC window to rear aspect, carpet, radiator, single light pendant, built in wardrobe.

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## En Suite to Bedroom 2

PVC window with obscure glass to rear aspect, spotlights, tiled flooring, bath unit, shower, WC, wash hand basin with built in vanity unit.

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## Bedroom 3

PVC window to front aspect, single light pendant, carpet, built in wardrobe, radiator.

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### En Suite to Bedroom 3

Spotlights, extractor fan, part tiled walls, tiled flooring, ladder style radiator, wash hand basin and vanity unit, WC, shower.

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### Bedroom 4

PVC window to front aspect, single light pendant, carpet, radiator, built in storage cupboard.

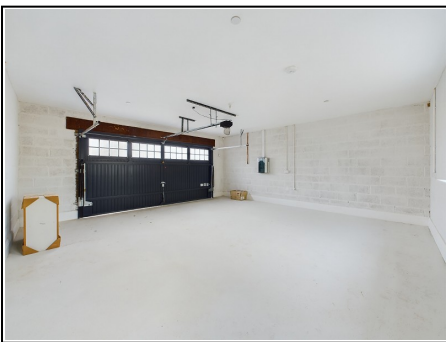
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### En Suite

Spotlights, extractor fan, part tiled walls, tiled flooring, ladder style radiator, wash hand basin and vanity unit, WC, shower.

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### Garage

Up and over electric garage door, PVC window to rear aspect, PVC door to rear garden.

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### Driveway

Ample block-paved driveway leading to double garage

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## Rear Garden

A very generously proportioned, private and enclosed rear garden laid mainly to lawn with mature boundaries.

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## Rear Garden 1

Lawn area, fence to boundary

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## Rear Garden 2

As described.

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## Patio Sitting Area

Sizeable Indian Sandstone paved outside entertaining area overlooking the rear garden.

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## Agents Opinion

This simply has to be one of the finest new build properties to come to market recently in Lisvane. Priced to sell, with a part exchange option available for the right property/buyer, this really is a must see executive family-sized home. The vendors have kindly offered a considerable price reduction as they believe this will be of assistance towards the collective moving costs associate with this fabulous home. Call us today to arrange your personal appointment.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:85

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Tenure

We are informed that the tenure is Freehold


Council Tax

Band H






All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.