



Keepers Gardens, Llandough, Penarth, CF64 2JQ

£950,000

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Ground Floor

The ground floor of this charming home is an ideal space for family gatherings or entertaining, featuring a vast open-plan layout with floor-to-ceiling doors that seamlessly connect to the rear garden. This expansive area offers incredible flexibility, allowing the new owner various options for utilization. Adjacent to this versatile space, there is a double bedroom with an en-suite bathroom and a generously-sized storage cupboard. Additional storage is cleverly integrated at the staircase base, hosting large built-in wardrobes that serve as the central hub for the home's control systems, overseeing heating and electrical functionalities. This thoughtful design enhances both the functionality and convenience of this lovely residence.

First Floor

The bedroom accommodations on the top floor of this property are both extensive and impeccably presented. The landing, a bright and open space, stands out as one of the delightful surprises in this home. The first bedroom, Bedroom 1, is a generously sized room situated over the garage area, boasting its own spacious en-suite and large built-in wardrobes. Moving down the landing, the second bedroom at the rear of this level also features its own en-suite, while both rooms enjoy spectacular views over Cardiff, creating a truly special ambiance.

Continuing on this floor, two additional double bedrooms offer ample space, complemented by a large family bathroom equipped with a bath, shower, toilet, and basin. Adding to the practicality of this level, a cleverly designed utility room with a washer and dryer eliminates the need to transport dirty clothes to and from different floors, streamlining the laundry

process for utmost convenience. This top floor not only provides luxurious and well-appointed living spaces but also incorporates thoughtful features that enhance the overall functionality of this exceptional home.

Outside

The integral garage can be accessed via an electric roller shutter door. The double garage houses the newly installed modern Combination Boiler.

The property's grounds are enviable in terms of position and size. The plot extends some way further than the current landscaped garden into the woods. There is plenty of potential to do a lot with this space. This really is the perfect spot for enjoying the best of the summer sunshine from dawn until dusk.

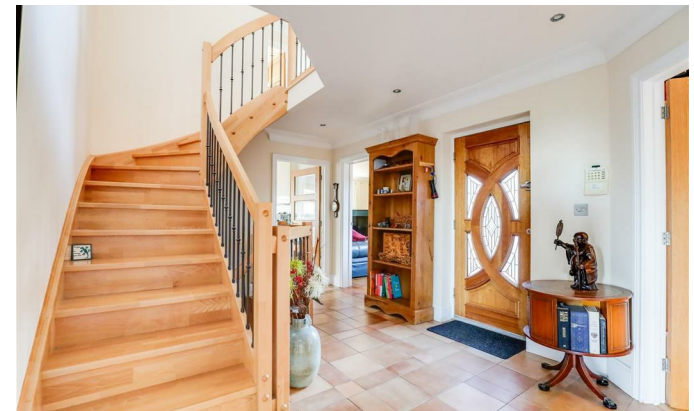
Area

Nestled near Penarth, the charming village of Llandough offers a tranquil escape with its historic charm and scenic beauty. Residents enjoy a slower pace, surrounded by quaint cottages and well-tended gardens that reflect the community's pride. Llandough provides a peaceful retreat with access to walking paths and coastal views, while still being conveniently close to Penarth's amenities, schools, and parks. This village seamlessly combines a close-knit community atmosphere with the convenience of nearby urban facilities, making it an ideal haven for those seeking a balanced lifestyle in the heart of Penarth.

In summary, this executive detached home not only provides a luxurious living environment but also presents a unique opportunity to own a residence of distinction in the coveted Llandough area, with privacy, expansive views, and thoughtful design at its core.

Additional

- 5 Double Bedroom Detached Executive Home
- Incredible panoramic views across Cardiff and beyond
- Walk out balcony from living area
- Integral double garage with electric door.
- Approximately 3900 sq foot
- Immaculately Presented
- Versatile Living



This immaculate and striking executive detached home, offered for the first time since its construction, is a testament to luxury and meticulous presentation. Positioned in the highly sought-after area of Llandough, Penarth this residence spans three levels, showcasing expansive living spaces and breathtaking elevated views extending beyond Cardiff, enveloping The Bay and beyond creating a captivating backdrop visible from multiple vantage points within the home.

Approaching the property is a grand experience, discreetly accessed through a private road exclusive to just five executive homes. The exterior is a showcase of perfection, featuring a meticulously maintained front planting schedule highlighted by ambient feature lighting. The front parking area, capable of accommodating at least four vehicles, contributes to the property's accessibility and visual appeal. Furthermore, the potential for expansion of the driveway into the front wooded area further underscores the property's unique ownership privileges.

Upon entering the residence, an impressive entrance hall sets the tone for the sophisticated interiors. The bespoke open staircase serves as a focal point, leading to the upper levels. The home office, bathed in natural light with views of the front, and a generously sized guest W.C. are situated on one side of the entrance, offering functional and practical spaces.

On the opposite side, a cozy Snug/TV room, provides a retreat for relaxation. Moving through the entrance hall reveals an expansive open-plan lounge seamlessly merging with the kitchen. This space is truly exceptional, boasting floor-to-ceiling windows that flood the area with natural light and offer unparalleled views of Cardiff and the Bristol Channel. French doors from the living area extend the living space onto a balcony, creating an idyllic spot for both relaxation and dining during the warmer months.



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

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



Total area: approx. 351.9 sq. metres (3787.4 sq. feet)

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