



**KEY**

**EXECUTIVE**

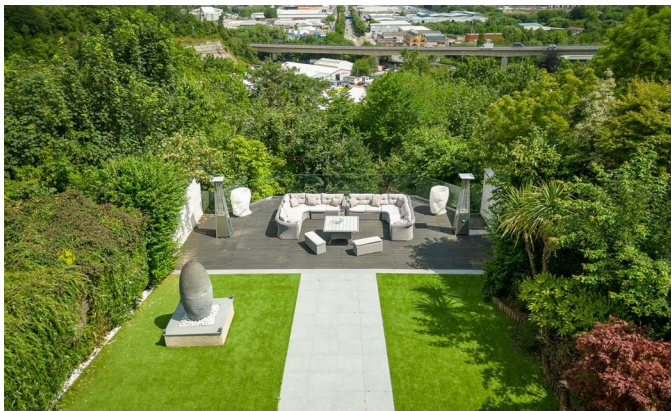
**SALES**

**Keepers Gardens, Llandough, Penarth, CF64 2JQ**

**£1,100,000**



# Keepers Gardens, Llandough, Penarth, CF64 2JQ



## Ground Floor

Proceeding through the entrance hall, you'll find yourself in a breathtaking open-plan lounge, seamlessly merging with the kitchen. The mesmerizing panorama of Cardiff and the Bristol Channel unfolds through two sets of sliding patio doors, leading to a balcony that spans the entire width of the property and features a spiral staircase leading to the landscaped garden. Inside, the lounge is tastefully decorated, boasting integrated Sonos ceiling speakers and a neutral porcelain tiled floor with underfloor heating extending throughout the ground and lower ground floors.

The bespoke designer-led kitchen is a true masterpiece, boasting a unique oval Carera Marble island comfortably seating eight to ten guests. This culinary haven is equipped with top-of-the-line German-designed soft-close base and eye-level units, offering ample storage and extra pull-out cutlery storage for the discerning crockery collector. Under-counter and plinth lighting, antique bronze splashbacks, and an array of power sockets complement the kitchen's aesthetics. A Mercury Range cooker, complete with a double oven, grill, gas hob, and lux-air extractor, awaits the culinary enthusiast. Additionally, an integrated dishwasher and a plumbed American-style fridge and freezer cater to every need. The kitchen seamlessly leads to a utility room, equipped with more storage and integrated appliances, as well as access to the integral garage and the garden.

## Lower Ground Floor

Descending to the lower ground floor, you'll discover the social heart of this exceptional home. An opulent entertaining suite boasts a bespoke walk-in wine cabinet with floor-to-ceiling Napa leather wine cradles,

accompanied by a second kitchen featuring a Carera Marble bar, under-counter wine coolers, an electric oven, hob, and dishwasher. This level also houses a spacious dining and entertaining area with integrated Sonos ceiling speakers and a porcelain-tiled floor with underfloor heating, leading to the landscaped rear garden through a floor-to-ceiling sliding patio door. For moments of relaxation and wellness, the lower ground floor offers a serene yoga and meditation studio adorned with bespoke planting and mirrors, complete with an en suite shower room. A separate gymnasium, featuring a sprung rubber floor and mirrored wall, awaits those seeking to work up a sweat.

## Upper Ground Floor

The upper floor of the property houses the extensive and immaculately presented bedroom accommodation. The Master Bedroom exudes comfort and luxury, with deep-pile carpet, feature lighting, and a walk-in wardrobe. The en suite bathroom features floor-to-ceiling privacy glass, Hans Grohe sanitaryware, and a coffered ceiling with mood lighting, housing a generous walk-in shower with a Hans Grohe Radiance Rainfall shower. Four additional double bedrooms grace the top floor, two of which enjoy immaculate en suite shower rooms, while the other two have access to the family bathroom featuring a free-standing tub and a larger-than-standard vanity wash basin. Two of the well-proportioned double bedrooms have been transformed into separate 'his and her' walk-in closets and dressing rooms, but can easily be converted back into bedrooms if desired.

## Outside Area and Extras

The integral garage, accessed via an electric

- Landscaped Rear Garden with Infinity Skywalk
- Wellness Studio and Gym
- Modern Alarm and Camera System
- Breath-taking Views Across Cardiff and the Bristol Channel
- Bespoke German Kitchen Complete with Carera Marble Work Surfaces and Island
- Amazing Entertaining Space and Walk-In Wine Cellar
- Integral Garage Complete with Underfloor Heating, Electric Roller Shutter and a Mechanical Pit
- Full Width First Floor Balcony

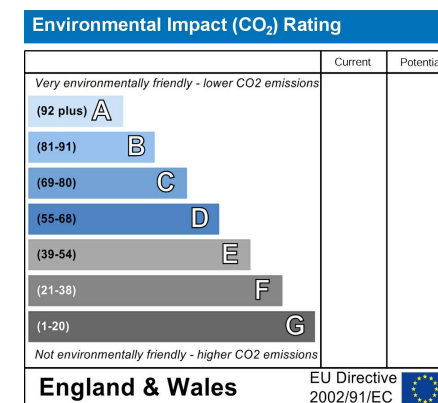
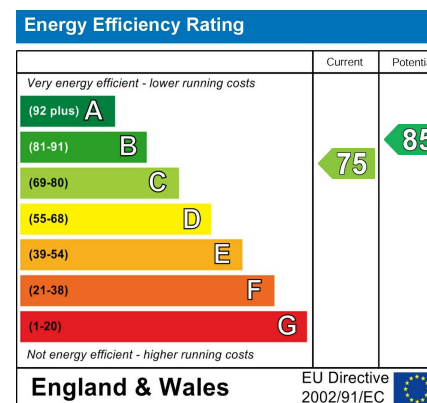




3 Keepers Gardens, in Llandough, where an exquisite designer-appointed residence awaits you. Offering unparalleled panoramic views that stretch across the entirety of Cardiff and beyond, this home is a haven for those who relish entertaining friends and family in the lap of luxury.

As you approach the property through a private road, discreetly granting access to just five executive homes, you'll be immediately impressed by the meticulous front planting schedule, accentuated by feature lighting. The attention to detail exhibited by the current owners is evident in every aspect of this home.

Upon entering, you'll be greeted by a grand entrance hall boasting an open staircase with a striking descending drop light. To the right, a beautifully bright and airy home office overlooks the front garden, while a spacious cloak and boot cupboard offer practicality. A lavatory, unlike any other, has been adorned with Porcelenosa tiling, luxury Abbott and Boyd wallpaper, a bespoke mirrored ceiling, and Hans Grohe sanitaryware.







Total area: approx. 21.9 sq. metres (235.8 sq. feet)

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## Key Executive Sales

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