

Baynton Close

Llandaff | Cardiff | CF5 2NZ

Four Bedroom Detached House | Asking Price Of £489,950



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PROPERTY DESCRIPTION

****RARELY AVAILABLE - PRIME LOCATION**** A rare opportunity to purchase this four bedroomed detached property in an exclusive quiet close of similar privately owned homes just off the Llantrisant Road. The house has been totally refurbished over the past two years by the current owner including all new double glazed windows throughout plus newly fitted carpets to all the bedrooms and sitting room. Baynton Close is within a few minutes walking distance of local shops and Danescourt railway station which provides a frequent service to the centre of the City approximately three miles away. In addition, Llandaff Cathedral and the High Street shops and restaurants are within a mile. The spacious entrance hall leads to the lounge, newly refurbished kitchen/diner, utility room and conservatory via newly installed oak doors. Upstairs there are 4 bedrooms, one with ensuite and a family bathroom.

- **Tenure** Freehold
- **Council Tax Band** G
- **Floor Area (approx.)** 1,163 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered through new composite door with side panels. A spacious reception area with turning staircase to the first floor.

CLOAKROOM

Obscure window to front. Fitted with close-coupled W.C. and washbasin with waterfall mixer tap. Radiator.

LOUNGE

10' 10" x 19' 6" (3.32m x 5.95m) An attractive spacious double aspect sitting room with limestone fireplace and hearth. Bay window to the front garden side and two further windows. Two radiators. TV point and newly fitted carpeted flooring. Double part glazed oak doors into;

DINING ROOM

12' 5" x 10' 4" (3.80m x 3.17m)
Window to side. Radiator. Open plan to;

KITCHEN

13' 1" x 11' 3" (3.99m x 3.43m) High gloss white units and granite worktops with upstands define this impressive newly fitted kitchen. Integrated appliances include AEG dishwasher, Zanussi fridge-freezer and multifunctional Zanussi double oven

with grill and microwave. Inset black ash granite sink with designer mixer tap and electric induction hob with extractor over. Ceramic tiled flooring.

UTILITY ROOM

7' 8" x 6' 0" (2.34m x 1.84m) Floor to ceiling storage cupboards Combi boiler. Round edged marble effect work surfaces incorporating Franke stainless steel sink with mixer tap. Space for washing machine and drier. New external door leading to side garden.

CONSERVATORY

11' 1" x 16' 2" (3.39m x 4.95m) A light and airy refurbished conservatory benefitting from fully insulated vaulted roof and door opening to the rear garden. Large double radiator. Floor in ceramic tiles. Power points.

FIRST FLOOR LANDING

An attractive and unusual galleried landing with window to the front. Access to loft. Airing cupboard with insulated hot tank. Doors to;

MASTER BEDROOM

13' 11" x 10' 4" (4.24m x 3.16m) A good double room with window overlooking the front garden. Radiator. And TV. Door to: attractive modern

EN SUITE

Slimline vanity unit housing washbasin and w.c. with concealed cistern. Walk-in enclosed double shower cubicle with glass door and rain drench shower head. Heated towel rail. Extractor fan. Obscure glass window.

BEDROOM TWO

11' 5" x 8' 11" (3.48m x 2.74m) A second double room with window overlooking the front garden. Radiator. Carpeted flooring.

BEDROOM THREE

10' 4" x 8' 0" (3.15m x 2.44m) A third double room with window overlooking the rear garden. Radiator. Carpeted flooring.

BEDROOM FOUR

9' 3" x 8' 11" (2.84m x 2.74m)
Currently used as a dressing room with floor to ceiling free standing mirrored and high gloss wardrobes.

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FAMILY BATHROOM

Modern family bathroom with full sized white bath, waterfall tap and twin headed shower unit. Glass door. Low level W.C. White vanity unit housing washbasin and cupboards below. Ladder heated towel rail. Extractor fan. Obscure glass window.

OUTSIDE

Front Garden laid to lawn. Pretty rear South East facing garden with lawn, attractive sitting area under evergreen plant covered pergola, brick built raised bed and semi-circular flower bed stocked with mature shrubs and climbing plants. Pretty paved walled area outside the utility room door. The whole surrounded by wooden fence.

GARAGE

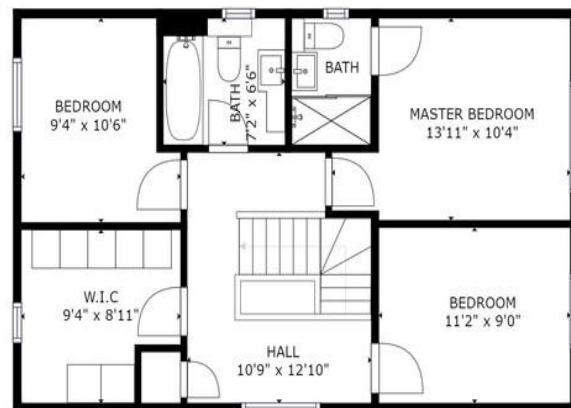
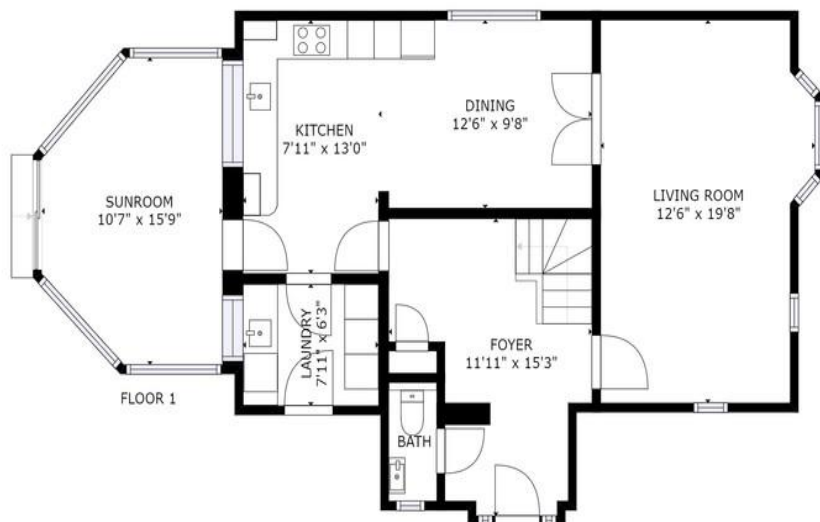
Up and over door. Side window and door.

TENURE

MGY are advised that the property is freehold.

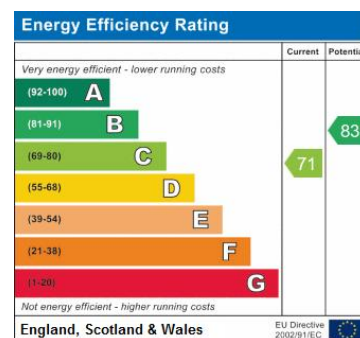


FLOORPLANS



GROSS INTERNAL AREA
FLOOR 1: 856 sq ft, FLOOR 2: 627 sq ft
TOTAL: 1483 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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