

Star Lane,

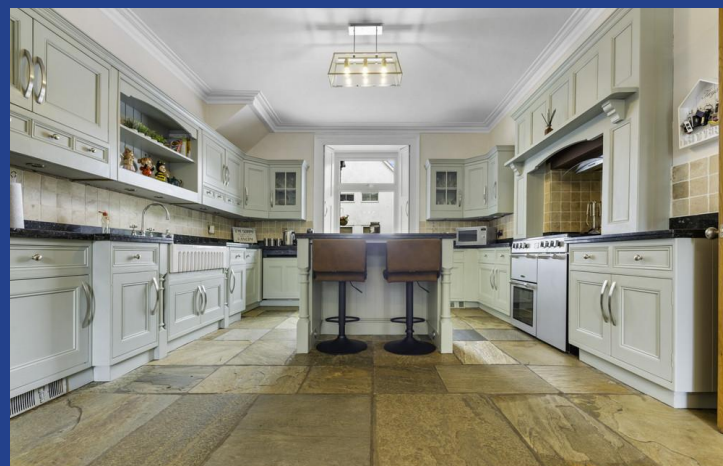
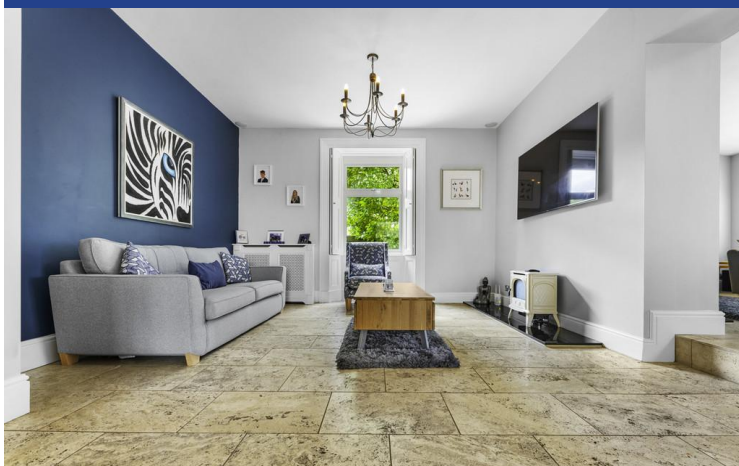
Capel Llanilltern, Cardiff, CF5 6JH



Estate Agents and
Chartered Surveyors

Asking Price Of

£1,395,000



Detached Property



Property Description

**** IMMACULATE 5,711 SQ. FT. DETACHED HOME ON 1.54 ACRE PLOT ** HEATED INDOOR SWIMMING POOL**

****** A fantastic opportunity to acquire this exceptional detached home situated within a 1.54 acre plot (0.62 Ha) on Star Lane, Capel Llanilltern. This traditional, tastefully designed home offers spacious accommodation over three floors and briefly comprises; entrance hallway, sitting room, lounge, incredible heated indoor swimming pool with jacuzzi, changing facilities and gym area with bi-fold doors to side garden, WC, inner hallway with oak staircase to first floor, snug, study, kitchen/dining room and utility/games room. To the first floor are three generous double bedrooms each with en-suite shower rooms including primary bedroom with large dressing room, and bedroom two with walk-in wardrobe. On the second floor is a fourth sizeable double bedroom with en-suite shower room. Ample parking to front and rear with gated access to large landscaped gardens, enclosed with boundary fence. Heating system runs on oil. Drainage is septic tank. EPC: E

Tenure Freehold

Council Tax Band I

Floor Area Approx 5,711 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in Capel Llanilltern which is a small rural village in between Radyr, Pentyrch and Creigiau, surrounded by fields and woodland with nearby shops and amenities, also a short distance from M4 links and shopping in Talbot Green and Cardiff City Centre.

ENTRANCE

Driveway leading to enclosed gated courtyard with boundary stone wall and slate tiled pathway to front door. Pebble borders. Additional gated access to large rear garden.

RECEPTION HALLWAY

Entered via feature double doors into hallway/lounge. Vaulted ceiling with double glazed window to front. Travertine tiled flooring. Door to WC and glazed double doors to indoor swimming pool/gym. Radiator. Open to:

SITTING ROOM

17' 8" x 11' 8" (5.39m x 3.56m)
Aspect to rear with double glazed windows and French patio doors leading to private terrace. Stovax log fireplace with granite hearth. Travertine flooring. Spotlights. Two radiators. Opening to main lounge.

LOUNGE

27' 4" (to bay) x 13' 11" (8.35m x 4.25m)
Travertine tiled flooring. Dual aspect with full height double glazed window and bay window to both sides. Two radiators. Solid oak wood door to inner hallway. Door to inner hallway.

WC

Low level WC and pedestal wash hand basin. Tiled splash backs and flooring. Radiator. Double glazed window to front.

INNER HALLWAY

26' 6" (MAX) x 6' 11" (8.10m x 2.11m)
Oak wood flooring and newly installed oak staircase to first floor. Under stair cupboard. Full height double glazed window to side and glazed oak door to lobby.

LOBBY

8' 2" x 2' 11" (2.49m x 0.91m)
Double glazed external door to front driveway. Fitted storage cupboard. Oak wood flooring. Spotlights. Glazed oak door to snug.

SNUG

12' 0" x 10' 11" (3.66m x 3.33m)
Feature wood burning stove with oak panelled surround and slate tiled hearth. Oak wood flooring's spotlights. Double glazed windows to front and rear. Opening to:

STUDY

8' 0" x 7' 6" (2.46m x 2.30m)
Double glazed window to side. Oak wood flooring. Electric radiator.

KITCHEN/DINING ROOM

26' 8" x 14' 6" (8.14m x 4.42m)
A tastefully designed bespoke kitchen fitted with a range of base and eye level solid oak units, with ceramic sink and complementary granite work surfaces. Integrated dishwasher. Space for American fridge/freezer. Range cooker with extractor hood over. Central breakfast bar

with granite work top. Tiled splash backs. Slate tiled flooring. The dining area includes feature fireplace with traditional tiled hearth and marble surround. Radiator. Double glazed bay windows to both side aspects. Glazed oak door to utility/games room.

UTILITY/GAMES ROOM

22' 3" x 16' 7" (6.80m x 5.06m)

Another spacious reception room fitted with base and eye level units including integrated fridge/freezer and complementary oak work surfaces. Space for washing machine and tumble dryer. Spotlights. Tiled splash backs and slate tiled flooring. Cupboard housing gas central heating boiler. Radiator. Double glazed windows to both sides.

FIRST FLOOR LANDING

Approached via a newly fitted oak spindle staircase leading to the landing area. Wood flooring throughout. Staircase to second floor. Radiator.

BEDROOM ONE

14' 6" x 12' 1" (4.42m x 3.7m)

An excellent sized bedroom suite with windows to two aspects. Wood flooring. Radiator. Window seat. Double doors leading to the dressing room.

DRESSING ROOM

12' 0" x 9' 10" (3.68m x 3.00m)

A range of full height fitted wardrobes to one side, a sizeable dressing room. Matching dressing table. Window seat. Wood flooring. Door to ensuite shower room.

ENSUITE SHOWER ROOM

8' 7" x 6' 11" (2.63m x 2.13m)

A sizeable ensuite shower room with white suite comprising low level wc, twin wash hand basins, large corner shower cubicle with chrome twin head shower. Travertine floor and wall tiling. Obscured glass window. Recessed spotlights. Extractor fan.

BEDROOM TWO

13' 9" x 12' 0" (4.20m x 3.66m)

With aspect to side, a further double bedroom. Wood flooring. Radiator. Door to ensuite shower room and opening to walk in wardrobe.

WALK IN WARDROBE

With a range of fitted wardrobes to two aspects. Wood flooring. Recessed spotlights.

ENSUITE SHOWER ROOM

8' 2" x 6' 4" (2.50m x 1.95m)

White suite comprising low level wc, wash hand basin, large walk in shower with twin shower heads. Tiled floor and walls. Recessed spotlights. Window to side. Chrome heated towel rail.

BEDROOM THREE

16' 10" x 11' 1" Max (5.15m x 3.39m)

A further double bedroom with window overlooking the entrance approach. Wood flooring. Vaulted beam ceiling. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM THREE

White suite comprising low level wc, wash hand basin, corner shower cubicle. Wall and floor tiling. Obscured glass window. Recessed spotlights. Chrome heated towel rail.

FAMILY BATH AND SHOWER ROOM

12' 2" x 5' 7" (3.73m x 1.72m)

Quality white suite comprising low level wc, vanity wash basin with storage below, freestanding bath with central taps, shower cubicle with twin head chrome shower. Full wall and floor tiling. Obscured glass window. Recessed spotlights. Extractor fan. Chrome heated towel rail.

SECOND FLOOR LANDING

Approached via a full turning oak spindle staircase leading to the second floor landing with large window to front. Large storage cupboard with velux window and lighting.

BEDROOM FOUR

25' 9" x 17' 3" (7.85m x 5.26m)

An excellent sized fourth double bedroom with electric velux windows to front and rear pitch. Fitted wardrobes and bedroom furniture. Eaves storage. Two radiators. Door to ensuite shower room.

ENSUITE SHOWER ROOM FOUR

7' 8" x 6' 0" (2.35m x 1.85m)

POOL ROOM

59' 8" x 37' 1" (18.20m x 11.31m)

An exceptional pool room with pool measuring 12m x 6m. Fully tiled flooring throughout with additional space for gym area with double quad-opening doors leading to the paved patio/bbq area. Built in sunken jacuzzi. Large pool heater and pump room. Built in changing rooms and showers. Perfect example of a pool room/family entertainment area. Steam room and cloakroom.

OUTSIDE

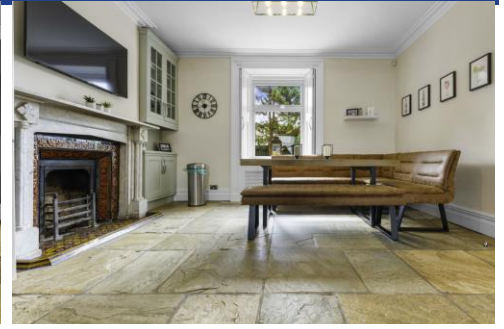
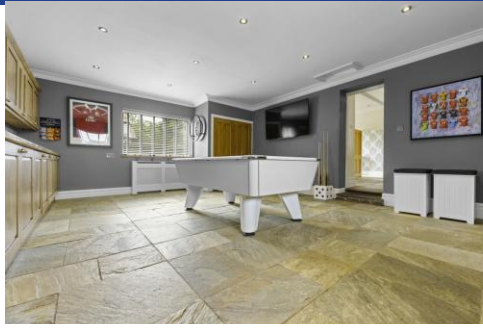
REAR GARDEN

Large paved patio relaxation/bbq and entertainment area leading onto an exceptionally generous manicured lawns with inset mature trees to boundaries and enclosed with timber fencing. Double opening gateway to side providing vehicular side access. Workshop/Shed located at the bottom of the garden with water and electricity.

FRONT

Large pressed concrete paved effect front forecourt, store shed and oil tank storage. Large loose stone driveway leading to the double opening gates. Pedestrian double gate access leading to wide paved patio with decorative stones to either side, approaching the main entrance front double doors.

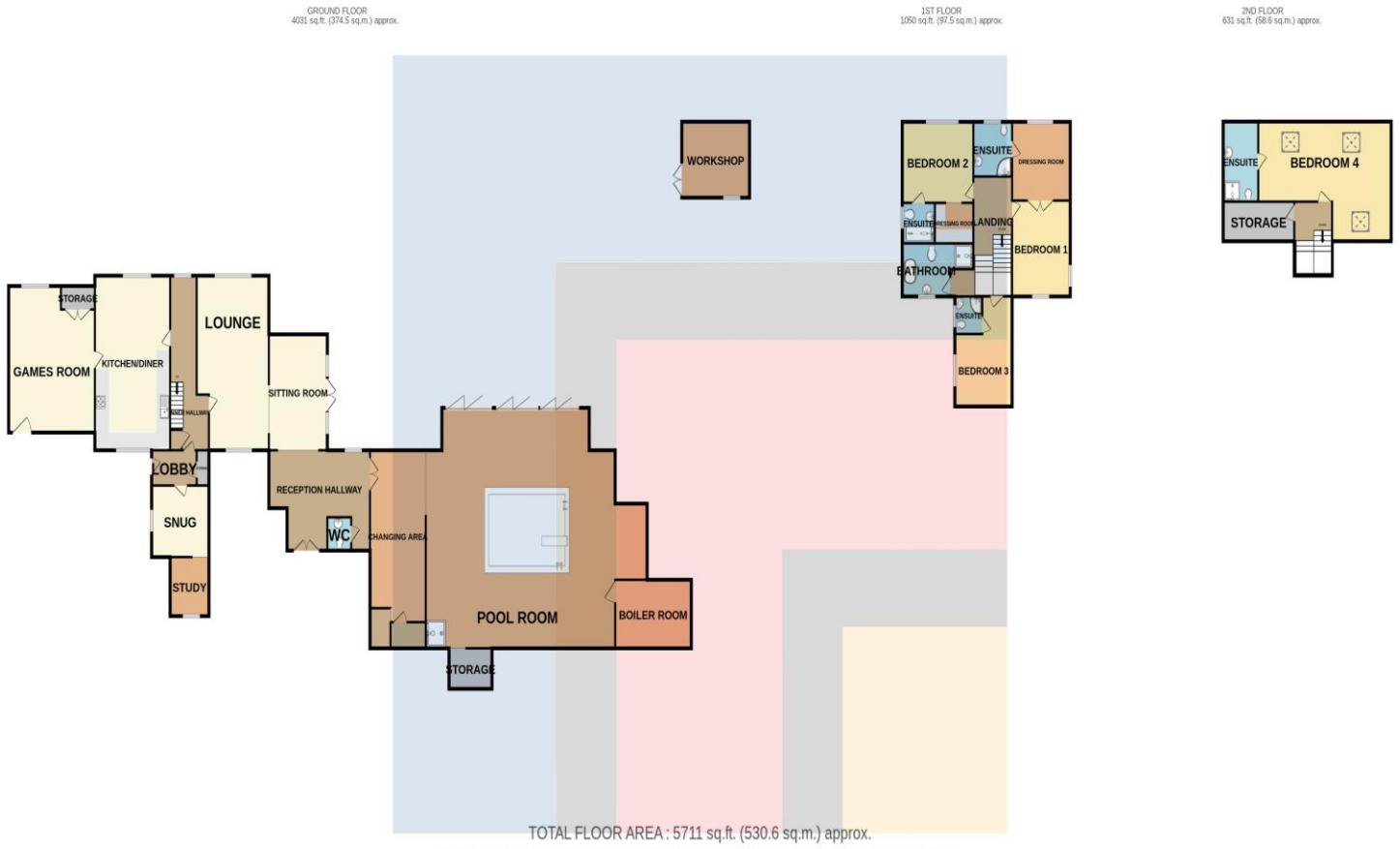
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	51 E	
21-38	F		
1-20	G		

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