

33 Llantarnam Drive, Radyr

£850,000 Freehold

**** FOUR BEDROOM EXECUTIVE DETACHED FAMILY HOME ** LARGE PLOT ** DOUBLE GARAGE **** A spacious, executive detached family home built by Redrow Homes in early 2000's, located on a large plot at the head of a desirable road. Entrance hallway, cloakroom, large lounge with french doors to the rear garden, spacious dining room, versatile study or playroom to the front, nest fitted kitchen and utility room. To the first floor is a large landing, four good sized bedrooms, bedroom one and two with ensuite shower rooms and there is a separate family bathroom. Gas central heating. Double glazing. A sizeable rear garden comprising paved patio, lawn and a central covered timber pergoda. Long and wide Keyblock driveway leading to the detached double garage.

EPC Rating: C

Council Tax band: TBD

Tenure: Freehold

ENTRANCE HALLWAY

Dimensions: 14' 11" x 9' 3" (4.55m x 2.84m). Approached via a woodgrain effect uPVC paneled entrance door with double glazed windows to upper part leading to the spacious entrance hallway. Staircase to first floor with under stairs storage cupboard. Laminate flooring. Radiator. Additional storage cupboard.

CLOAKROOM

Comprising low level wc and wash hand basin. Tiled splash back. Tiled flooring. Obscured glass window to side. Radiator.

LOUNGE

Dimensions: 20' 5" x 12' 8" (6.23m x 3.87m). An excellent sized primary reception with window to front and french doors to the rear garden. Feature bath stone fireplace with inset coal effect living flame gas fire. Two radiators.

DINING ROOM

Dimensions: 11' 5" x 10' 7" (3.50m x 3.24m). Aspect to rear, ample space for large family dining table. Radiator.

STUDY/PLAYROOM

Dimensions: 11' 2" x 6' 11" (3.42m x 2.11m). Overlooking the front, a versatile reception. Radiator.

KITCHEN AND BREAKFAST ROOM

Dimensions: 13' 10" x 10' 10" (4.22m x 3.32m). Well appointed along three sides in 'Alno' solid wood fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above. Integrated 'Smeg' oven. Integrated dishwasher. Integrated fridge freezer. Matching range of eye level wall cupboards. Windows to rear and side. Tiled splashback. Tiled flooring. Ample space for family breakfast table. Radiator. Door to utility room.

UTILITY ROOM

Dimensions: 7' 6" x 5' 0" (2.29m x 1.53m). With units and worktop to one side. Inset stainless steel sink with side drainer. Tiled splash back. Plumbing for washing machine. Space for tumble dryer. Wall mounted 'Ideal Classic' gas central heating boiler. Door to side. Tiled flooring. Radiator.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the spacious first floor landing. Access to boarded roof space with lighting via drop down ladder. Airing cupboard housing the hot water cylinder. Radiator.

BEDROOM ONE

Dimensions: 14' 10" x 12' 0" (4.54m x 3.68m). Overlooking the entrance approach, an excellent sized primary bedroom. A range of fitted wardrobes to one side. Additional window to side. Radiator.

ENSUITE BATH AND SHOWER ROOM

Dimensions: 9' 1" x 5' 9" (2.77m x 1.77m). White suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap, shower cubicle. Part tiled walls. Obscured glass window to front.

BEDROOM TWO

Dimensions: 12' 9" x 10' 6" (3.90m x 3.21m). Overlooking the rear garden, a second double bedroom. Range of fitted bedroom furniture. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM TWO

White suite comprising low level wc, wash hand basin, shower cubicle. Part tiled walls. Tiled flooring. Electric shaver point. Obscured glass window to rear. Recessed spotlights. Extractor fan. Radiator.

BEDROOM THREE

Dimensions: 11' 7" x 9' 4" (3.55m x 2.87m). Overlooking the entrance approach, a third double bedroom. Range of fitted wardrobes. Radiator.

BEDROOM FOUR

Dimensions: 10' 4" x 8' 5" (3.15m x 2.59m). Overlooking the lawned rear garden, a fourth double bedroom. Fitted wardrobe with sliding doors to one side. Radiator.

FAMILY BATHROOM

Dimensions: 8' 5" x 7' 5" (2.57m x 2.28m). White suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Part tiled walls. Tiled flooring. Electric shaver point. Extractor fan. Recessed spotlights. Obscured glass window to rear. Radiator.

OUTSIDE

REAR GARDEN

Large Rear Garden divided into three areas; Small paved patio but mainly laid to lawn with walled flower beds behind lounge/Dining room. Large Granite Paved patio area behind kitchen with a roofed Pergola that has a fire place with a Morso Squirrel Log Burner and also a small stand-alone Solar Power System powering a 2000 watt Inverter to 240v power sockets used to run an overhead projector and the BBQ Rotisserie. With 12v dc night activated lighting and Bluetooth speakers. A Semi circular path between patio and walled flower beds gives access from lower level to upper level for lawn mowers etc. Flat area behind garage ready to build garden room, or left as lawn for a children's play area. In addition, there are walled flower beds or veg beds and an area for compost bins and a garden shed at a later date.

FRONT GARDEN

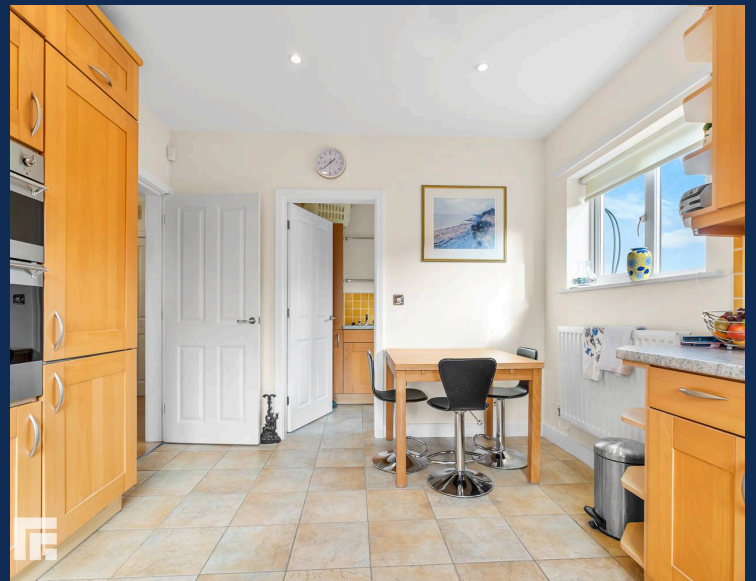
Area of lawn. Inset shrubs. Paved steps leading upto the entrance porch.

DRIVEWAY

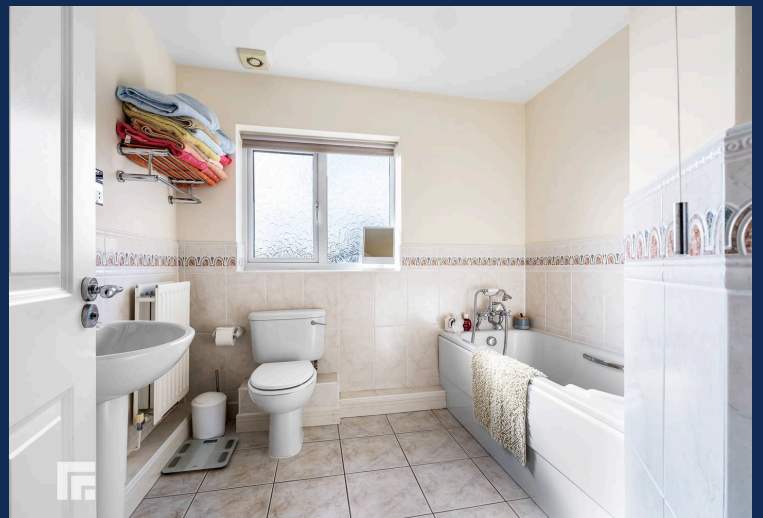
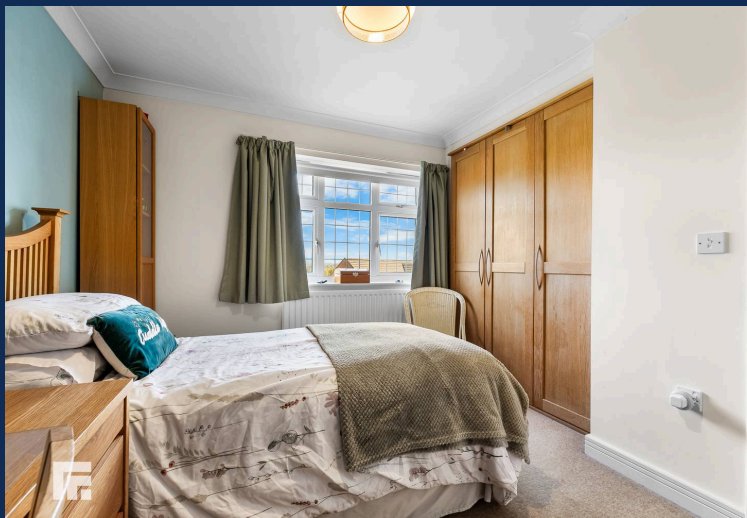
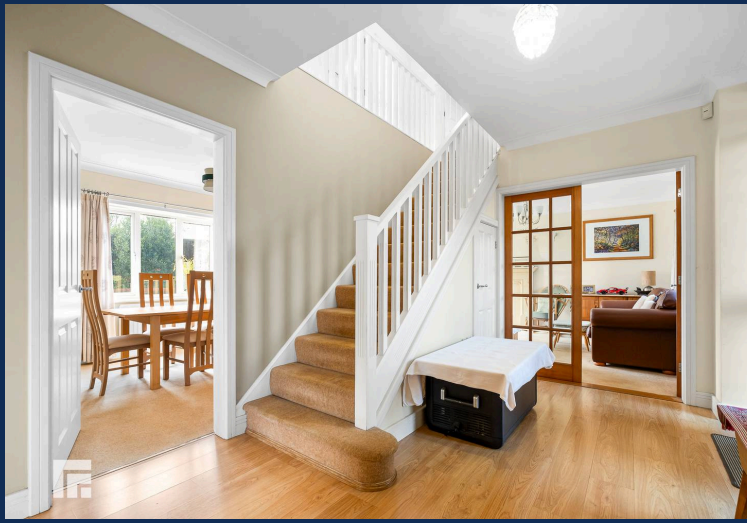
Large Driveway that can easily park four cars.

DOUBLE GARAGE

Remote Power Door Opener to Up & Over Door complete with Remote Outside Lights. Up & Over door with security Magnetic door locks, to stop accidental opening. Separate from House, Alarm System fitted. Multiple power sockets and LED (Fluorescent Tube Style) lighting. Mains Water Pipe run into Garage from House, Gas Pipe laid from House gas meter box to garage if gas required at a later date. Additional Armoured Power cables run to Side and Back







GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 1579 sq.ft. (146.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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