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4 Pilgrim Close, Radyr, Cardiff, CF15 8GD.

Offers over £775,000



A large, detached double fronted four-bedroom executive style family home, built in 2002 by Redrow Homes, a reputable firm of national house builders and completed with a 10-year NHBC.

The stylish and versatile living space provides 2182 square feet with four double sized bedrooms and three bathrooms, two being ensuite. The property benefits gas heating with panel radiators, PVC double glazed windows, a spacious entrance reception hall. a down stairs cloak room with a modern white suite, a large open plan fully fitted kitchen and dining room (25'10 x 14'6), a separate utility room, with a courtesy door which leads directly into the double garage, a large principle lounge with media wall (18'0 x 12'10), a separate study/home office (12'2 x 12'0), whilst on the first floor each of the four bedrooms are good sized doubles, the master suite benefiting a double sized bedroom (12'10 x 12'1), a walk-in wardrobe and a full size ensuite bathroom (8'10 x 7'10) equipped with a panel bath, a separate shower cubicle, a wc, and a wash hand basin.

The guest bedroom is an impressive (12'3 x 11'6) and includes a spacious modern ensuite shower room, whilst bedroom three is a large (13'9 x 9'8), and bedroom four is a sizeable (12'3 x 11'3).

Outside a double width drive leads to an integral double garage (18'0 x 16'2), approached by a fob operated electronically controlled double up and over door. The rear gardens are private, well established with mature boundaries and level.

This charming traditional styled detached residence, is located within a very select private residential close, comprising similar detached executive homes, with elevated outlooks across the surrounding area, and within driving distance to Junction 34 enabling fast access to the M4, Cardiff, Bridgend and Bristol.

The property lies within the highly regarded and sought after Radyr High School Catchment, whilst Radyr Village is also within easy reach, as is Llandaff City and the charming villages of Pentyrch, Creigiau and Groes Faen. County walks and rides are close by, and bus services collect along Llantrisant Road connecting with Cardiff City Centre. A very impressive home in a superb location.

### **Ground Floor Entrance Porch**

Open fronted, paved threshold.

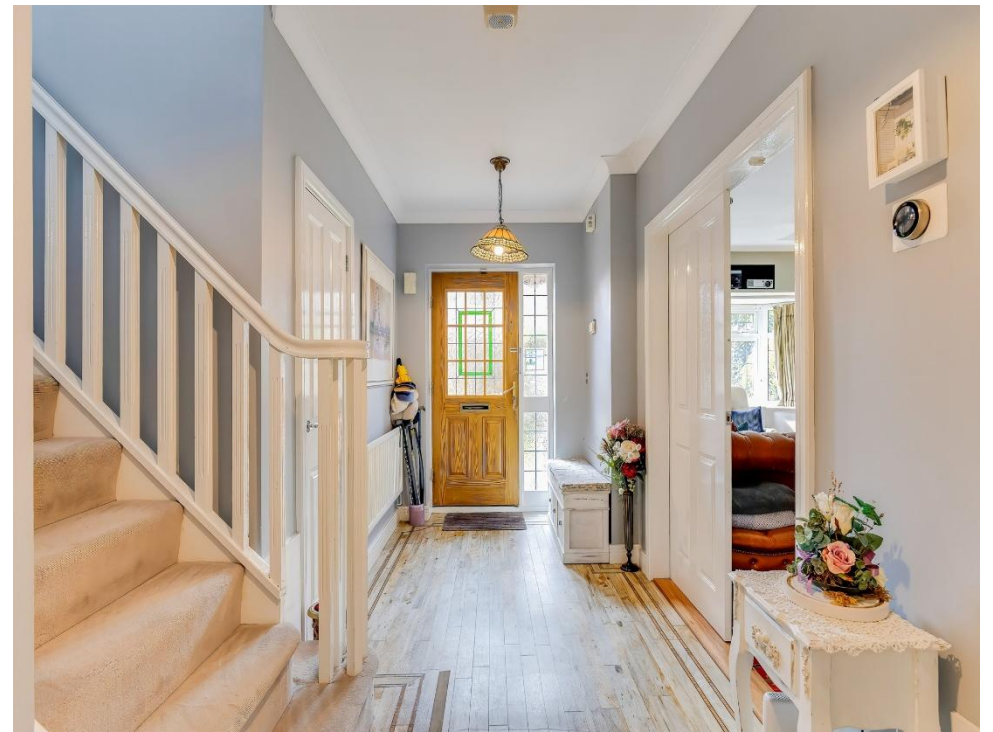
### **Entrance Reception Hall**

16' 6" x 6' 3" (5.03m x 1.91m)

Approached via a composite part panelled double glazed front entrance door with leaded side screen window leading to a central hall with stylish flooring, high coved ceiling, radiator and useful understairs cloaks hanging cupboard.

### **Downstairs Cloakroom**

Stylish white suite with ceramic tile floor and part ceramic tile walls, comprising pedestal wash hand basin, with chrome mixer taps and pop-up waste, w.c, radiator, high ceiling with spotlight, air ventilator.





### Open Plan Kitchen/Family Room

25' 10" x 14' 6" (7.87m x 4.42m)

Narrowing to 9 ft 4. Well fitted along three sides with an extensive range of panel fronted floor and eye level units with chrome handles and Quartz granite work tops incorporating a double bowl stainless steel sink with drainer and chrome mixer taps, integrated 5 ring gas hob including wok burner (Bosch), integrated fan assisted Hotpoint oven, integrated grill, integrated Hotpoint combi microwave oven, integrated fridge freezer, doors and drawers with soft closing facilities, custom made cutlery compartments, integrated Bosch dishwasher, ceramic tile floor ample space for a dining table and six chairs, PVC double glazed window with a rear garden private view, fly shelf with spot lights, ceiling with spots lights, radiator with pretty casement cover, leading into a family room which narrows to 9 ft 4 fully carpeted with PVC double glazed French doors with side screen windows that overlook and open onto a decked sun terrace with outlooks across the private rear gardens.

### Utility Room

12' x 4' 10" (3.66m x 1.47m) Fitted along one side with a range of modern floor and eye levels units, incorporating a stainless steel sink with chrome mixer taps and drainer, space with plumbing for a washing machine, space for the housing of a tumble dryer, ceramic tile floor, part ceramic tiled wall, wall mounted classic gas central heated boiler, air ventilator, part panelled double glazed outer door leading to the side gardens, useful pantry cupboard, internal courtesy door leading into the double garage.



### Lounge

18' x 12' 10" (5.49m x 3.91m) Approached from the entrance hall via white traditional style double doors leading to a spacious principal lounge inset with a wide splayed bay with pretty leaded PVC double glazed windows with outlooks onto the quiet frontage close, cinematic set up with a retractable screen and music theme wall with living flame gas fire contemporary in style, double radiator.

### Formal Dining Room

12' 2" x 12' (3.71m x 3.66m) Approached independently from the entrance hall via a white traditional style panel door leading to a spacious dining room currently used as a home office, equipped with a radiator, a high coved ceiling, and a PVC double glazed window with a pleasing rear garden outlook.

### Firs Floor Landing

17' 6" x 12' 5" (5.33m x 3.78m)

An impressive gallery landing with a spindle balustrade and a pretty square bay with PVC leaded double-glazed windows with outlooks on to the quiet frontage close, further matching front window with an equally pleasing front view, high ceilings, radiator, large access to the roof space via a drop-down ladder.

### Master Bedroom One

12' 10" x 12' 1" (3.91m x 3.68m)

Independently approached from the landing via a white traditional style panel door leading to a large double sized bedroom, equipped with a large radiator and a pretty leaded PVC double glazed window with an outlook onto the quiet frontage close.



### En-Suite Bathroom

8' 10" Max x 7' 10" (2.69m Max x 2.39m)

White suite with walls part ceramic tiled and ceramic tiled floor, comprising panel bath with chrome hand grips, chrome mixer taps and chrome mixer shower fitment, w.c, large shaped pedestal wash hand basin with chrome mixer taps and pop up waste, separate double sized shower cubicle with ceramic tiled walls and clear glass shower screen and door equipped with a chrome shower unit, double radiator, air ventilator, ceiling with spots lights, patterned glass PVC double glazed window to side.

### Walk In Wardrobe

7' 9" x 7' 1" Max (2.36m x 2.16m Max)

Independently approached via a white traditional style panel door leading to a walk-in wardrobe with maximum recess space ideal for a dressing table and chairs, multiple wall shelves and hanging space.

### Guest Bedroom Two

12' 3" x 11' 6" (3.73m x 3.51m) A double sized bedroom approached and measured from a maximum perspective into an entrance recess, currently equipped with fully fitted panel fronted wardrobes and a radiator and a PVC double glazed window with a pleasing rear garden outlook.

### En Suite Shower Room

8' x 7' Max (2.44m x 2.13m Max) Window to side, wc, wash hand basin, separate shower cubicle, radiator.



### Bedroom Three

13' 9" x 9' 8" Max (4.19m x 2.95m Max) A double sized bedroom approached and measured from a maximum perspective into an entrance recess, currently equipped with fully fitted panel fronted wardrobes and a radiator and a PVC double glazed window with a pleasing rear garden outlook.

### Bedroom Four

12' 3" Max x 11' 3" (3.73m Max x 3.43m) Into a square bay ideal for a workstation and equipped with a pretty leaded PVC double glazed window with outlooks onto the quiet frontage close, radiator, high ceiling, independently approached from the landing via a white traditional style panel door.

### Family Bathroom

7' 9" x 6' 3" (2.36m x 1.91m) White bathroom suite with part ceramic tile walls and ceramic tile floor comprising shape panel bath with chrome grips, chrome mixer shower fitment and chrome mixer taps, w.c, shaped pedestal wash hand basin with chrome mixer taps, separate large ceramic tile shower cubicle with chrome shower unit and clear glass shower door, chrome shaver point, ceiling with spot lights, ceiling with air ventilator, patterned glass PVC double glazed window to rear.



**Entrance Drive** Private double width blocked paved off street vehicular entrance drive.

Front Garden Laid to lawn edged with borders of natural shrubs and plants providing a privacy screen.

### Rear Garden

A very private fully enclosed level rear garden chiefly laid to lawn beyond a stylish patio edged with pretty borders of flowering shrubs and plants, enclosed by brick-built boundary walls and timber fencing lined with climbing plants and mature trees to afford natural privacy.

### Double Garage

18' x 16' 2" (5.49m x 4.93m) Approached via a fob operated electronically controlled double up and over door, electric power and light, internal courtesy door to utility room, outer courtesy door. to side gardens

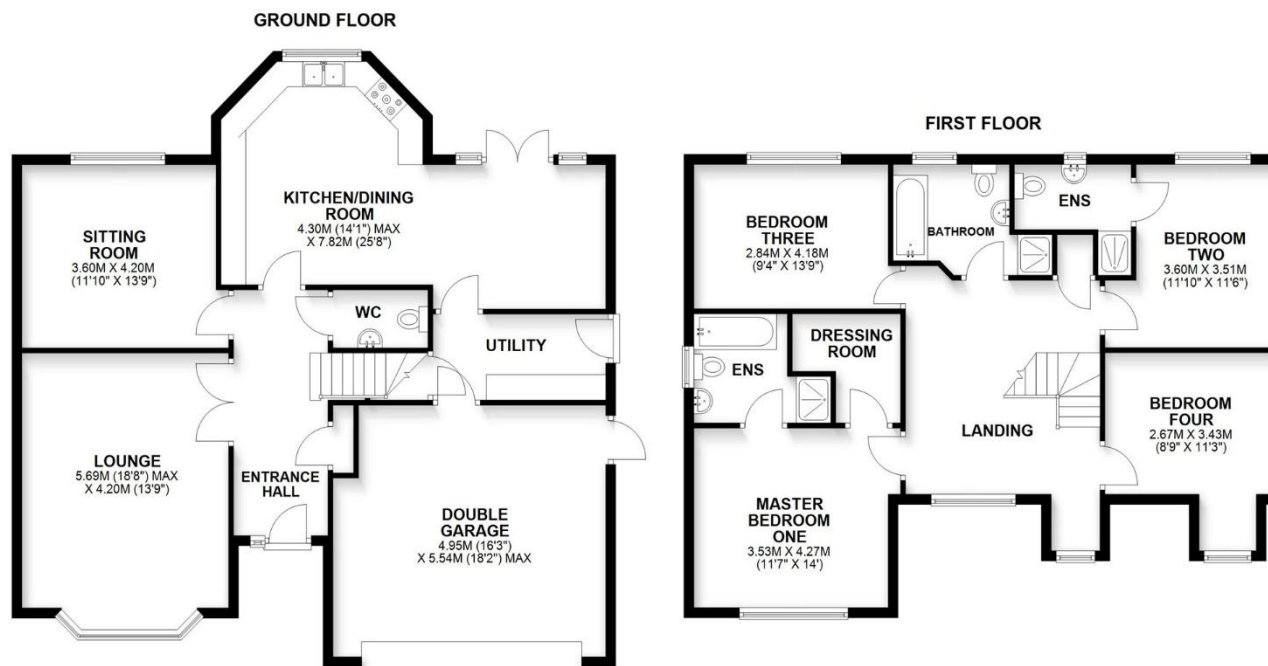






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