



## 5 Beds, Detached, Freehold, £1,295,000

### Nant Fawr Court, Heol Esgyn

Three Estate Agents invite you to imagine a life surrounded by exclusivity and nature's embrace. This meticulously designed, four-bedroom (originally a five) detached residence, nestled within a gated enclave of four architecturally distinct homes, offers just that.

### Features

- DETAACHED
- EXCEPTIONALLY APPOINTED PROPERTY
- OPEN PLAN LOUNGE/KITCHEN/DINER
- GATED COMMUNITY
- DOUBLE GARAGE
- SUN TERRACE

Three Estate Agents invite you to imagine a life surrounded by exclusivity and nature's embrace. This meticulously designed, four-bedroom (originally a five) detached residence, nestled within a gated enclave of four architecturally distinct homes, offers just that. Crafted by an award-winning architect, it seamlessly blends contemporary style with the prestige of Cardiff's Cyncoed area.

Upon entry, a welcoming hallway with gleaming porcelain tiles and comforting underfloor heating sets the tone. A cloakroom and a spacious utility room, both featuring matching tiles and underfloor heating, cater to everyday needs.

The heart of the home unfolds in a series of expansive, open-plan living areas. Bathed in natural light from dual-aspect, full-height windows, these porcelain-tiled spaces with underfloor heating create a seamless flow.

The first section, currently envisioned as a dining room, grants access to a large study, ideal for those who work from home. The open-plan staircase with a glass balustrade, a soaring full-height ceiling, and a skylight further elevate the sense of grandeur.

Transitioning effortlessly, the expansive lounge area boasts a feature fireplace, perfect for cozy evenings, and sliding patio doors lead out to the rear garden, blurring the lines between indoor and outdoor living.

A haven for relaxation awaits in the cozy sitting/reading area, positioned before the modern kitchen, a culinary masterpiece. Here, an abundance of full-height units and integrated appliances provide ample storage and functionality. The centrepiece is a large kitchen island, complete with a ceramic hob and a sleek ceiling-mounted extractor unit. A breakfast table finds its perfect place here, while another set of patio doors opens to the garden, perfect for al fresco meals.

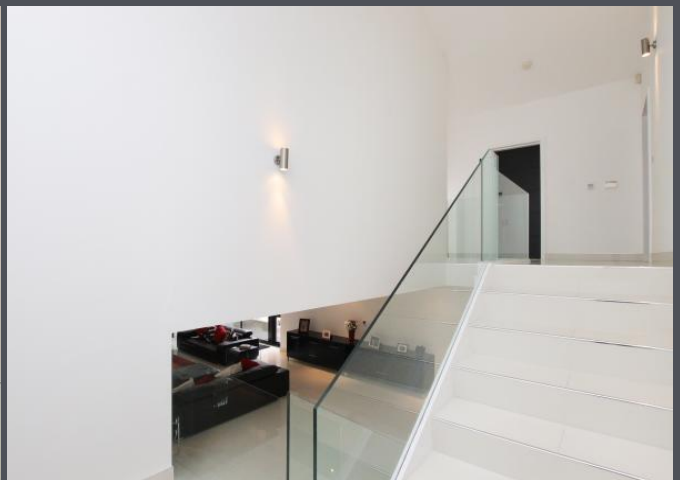
Ascend the staircase and discover four generously-sized double



# 3 THREE ESTATE AGENTS

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 78 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

