

Cae'r Bont, Cardiff CF5 2FH

welcome to

Cae'r Bont, Cardiff

A brand-new five-bedroom townhouse in the sought-after Parc Llandaf development, close to Llandaff Village and the Taff Trail. Arranged over three floors, this spacious home features an open-plan kitchen/family room, four en-suite bedrooms and a private terrace.













Entrance Hall
Accessed via a composite entrance door, the hallway provides stairs leading to the first-floor landing and benefits from practical storage, including an under-stairs cupboard and a separate airing cupboard housing the hot water cylinder. Finished with stylish luxury vinyl flooring and a radiator.

Ground Floor Toilet
Obscure double-glazed window to the front aspect, fitted with a low-level WC and pedestal wash hand basin. Complemented by a heated towel rail and partially tiled walls.

Lounge
13' 11" Max x 15' 9" Max (4.24m Max x 4.80m Max)
A bright and spacious room featuring two sets of double-glazed French doors opening to the front aspect, complemented by decorative wall panelling and a radiator.

Kitchen/ Dining Room
Irregular Shaped Room 13' 11" Max x 13' 10" Max (4.24m Max x 4.22m)
An impressive L-shaped open-plan kitchen and dining space enjoying an abundance of natural light from a double-glazed window to the rear, a double-glazed side door, and double-glazed bi-fold doors opening onto the rear garden. The kitchen is fitted with a comprehensive range of contemporary wall and base units topped with stone work surfaces, incorporating a four-ring ceramic induction hob with extractor hood over, double oven, and integrated microwave. A central island provides additional storage and workspace, complemented by a pull-out larder spice rack and a one-and-a-half bowl sink with mixer tap. Further benefits include an integrated dishwasher, washing machine, and fridge/freezer, along with decorative panelling, a radiator, luxury vinyl flooring, and ample space for dining and entertaining

First Floor Landing
Stairs rise from the entrance hall to a spacious first-floor landing, featuring a radiator, wooden handrail with turned spindles, and further stairs leading to the second floor. Double-glazed doors open into an attractive seating area, enhanced by a contemporary glass balustrade overlooking the lower level.

Bedroom One
15' Max x 10' 9" Max (4.57m Max x 3.28m Max)
Double glazed window to the rear, radiator, built in wardrobes, door to en suite.

En- Suite
Appointed with a modern suite comprising a shower enclosure, low-level WC and wash hand basin. Finished with fully tiled walls and flooring for a sleek and practical finish.

Bedroom Two
10' 8" Max x 13' 11" Max (3.25m Max x 4.24m Max)
Benefiting from two sets of double-glazed doors to the front aspect, this well-proportioned bedroom also features a built-in wardrobe providing useful storage space.

2nd En- Suite
The en-suite is fitted with a contemporary double shower enclosure, low-level WC and wash hand basin. Finished with partially tiled walls and a tiled floor for ease of maintenance.

Bathroom
The family bathroom is fitted with a panelled bath with shower over, low-level WC and wash hand basin. A front-facing obscure double-glazed window provides natural light, while additional features include a heated towel rail, recessed spotlights, extractor fan, built-in storage cupboard, part-tiled walls, and a tiled floor.

2nd Floor Landing
Stairs rise from the first-floor landing to a spacious second-floor landing, featuring a double-glazed window to the rear aspect, radiator, and access to the loft space. An airing cupboard provides useful storage and houses the Baxi boiler, while the staircase is finished with a wooden handrail and turned spindles.

Bedroom Three
15' Max x 13' 9" Max (4.57m Max x 4.19m Max)
A generously sized bedroom featuring a rear-facing double-glazed window, radiator, and direct access to a private en-suite shower room.

3rd En- Suite
The en-suite shower room is fitted with a shower enclosure, low-level WC and wash hand basin. Finished with part-tiled walls and a tiled floor, creating a practical and easy-to-maintain space

Bedroom Four
10' 8" Max x 13' 11" Max (3.25m Max x 4.24m Max)
A spacious bedroom with double-glazed windows to the front aspect, allowing for plenty of natural light. Further benefits include a radiator and direct access to a private en-suite shower room.

4th En- Suite
The en-suite shower room is fitted with a shower enclosure, low-level WC and wash hand basin. Additional features include a heated towel rail, part-tiled walls, and a tiled floor.

Bedroom Five
8' 10" Max x 7' 11" Max (2.69m Max x 2.41m Max)
A bright and well-proportioned bedroom featuring a double-glazed window to the front aspect and a radiator.

Garden
Fully enclosed by timber fencing, the rear garden has been designed for ease of maintenance and comprises a paved seating area, artificial lawn, and attractive planted borders. Additional features include outside lighting, a water supply, and rear pedestrian access.

Agents Notes
We are advised that an annual estate management charge of approximately £197.06 is payable, contributing towards the upkeep and maintenance of the communal areas within the development.

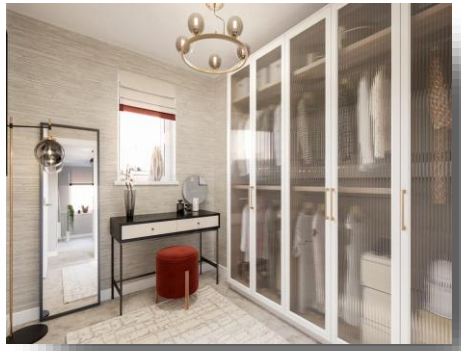
welcome to

Cae'r Bont, Cardiff

- Contemporary family kitchen with island and bi-fold doors
- Benefiting from over £11,000 of upgrades, this home features an upgraded kitchen and appliances, downlights to the hallway, kitchen and wet rooms, plus wall tiling and heated towel rails throughout.
- Four double bedrooms, all benefiting from en-suites
- First-floor terrace, ideal for outdoor entertaining
- Versatile room suitable as a home office, dressing room or guest bedroom

Tenure: Freehold EPC Rating: Exempt

£649,995









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