



 4  2  4

18 Tynwydd Drive, Castleton, Cardiff, CF3 2SB.

offers over £675,000

 **peter
alan**

02920 792888
Rumney@peteralan.co.uk



A substantial modern well-designed four-bedroom double fronted detached house, providing 1709 square feet, built in 1984 by Messrs Bovis Homes, a reputable firm of national house builders, completed with a 10-year NHBC guarantee, and occupying a substantial private corner plot. Tynewydd Drive is a private residential Cul-de-sac approached from Newport Road in Castleton, comprising a variety of different style detached dwelling homes, and located well away from busy passing traffic, yet well placed within walking distance to the village of Castleton. This impressive property has been totally improved in 2024 to a high standard by the current owners, to provide modern contemporary open plan living with the special benefits of a large fully landscaped corner plot garden, with two stunning roof covered pergolas and a large compressed resin sun terrace, all enclosed by secure brick-built boundary walls providing maximum privacy and security. Special features include a new fully fitted open plan kitchen 26 ft x 13 ft, equipped with integrated appliances, porcelain tiled floors, and PVC double glazed windows and French doors which overlook and open onto the stunning gardens. The gracious entrance reception hall is approached by a new stylish contemporary composite front door, whilst off the hall is a stylish new downstairs cloak room and a separate study/home office. The large lounge is an impressive (25'1 x 10'10) inset with media wall with a living flame fire, whilst an opening leads onto the generous dining room (14'3 x 9'0). There are four first floor bedrooms, two with large built in 2 ft deep wardrobes, and two new stylish and contemporary luxury bathrooms, one being ensuite. Further features include, many re-plastered walls and ceilings, PVC replacement double glazed windows, gas heating with a modern 2019 boiler, new fitted carpets, new 2024 French doors, new JJO fitted blinds (2024), and a Hive

system installed in 2024. A truly stunning family home is a very private and quiet location. Must be seen!

Castleton

Castleton is in the Marshfield ward, an affluent region to the outskirts of Cardiff, ideally placed for access to the A 48 allowing fast and economic travel to eastern Avenue, the M4, Cardiff and Newport. Castleton has a large, prominent Baptist chapel, and nearby is the pub/restaurant, the Coach and Horses, on the A 48. Excellent local schools include the highly regarded Village primary school of Marshfield and Castleton lies within the catchments of very popular Basseleg High school. Also close by is St Johns College, a well-regarded private school. Amongst local Golf courses, wonderful walks and rides, the coast, and many other characteristic Public Houses and Restaurants this semi-village location has much to offer.

AML FEE DISCLOSURE Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. *

Ground Floor Entrance Hall 16' x 9' 1" Max (4.88m x 2.77m Max) Approached via a stylish contemporary composite front entrance door with centre beveled glass window and obscure glass PVC double glazed side screen windows leading into a central hallway with porcelain tiled floor, contemporary part panelled walls, high coved ceiling, stylish vertical radiator, stylish chrome effect power points, wide carpeted spindle balustrade single flight staircase with useful under stair storage cupboard to first floor landing.

Downstairs Cloakroom Stunning white remodelled suite with retro tiled walls and porcelain tiled floor, comprising slim line w.c with concealed cistern, circular shaped mounted wash hand basin with chrome mixer taps, pop up waste and a built-out vanity unit in royal blue, stylish vertical radiator, PVC double glazed obscure glass window to front.





Lounge 25' 1" x 10' 10" Max (7.65m x 3.30m Max) A generous principal lounge measured into a square bay with replacement PVC double glazed windows with outlooks onto the quiet frontage road, new white PVC double glazed French doors opening onto a stunning landscaped large and lovely corner rear garden, deep carpeted flooring, stylish vertical radiator, further double radiator, white traditional style panel door with new chrome handles leading into the main entrance hall, stylish chrome effect dimmer light switch, stunning theme cinema wall with vanity shelves and spotlights, square opening leading to...

Formal Dining Room 14' 3" x 9' (4.34m x 2.74m) Inset with a further white traditional style panel door with stylish chrome door handles leading into the main entrance reception hall, contemporary chrome effect light switches, stylish vertical radiator, new white PVC double glazed windows along three sides overlooking the large and lovely beautifully landscaped private corner rear gardens.

Study/Home Office 8' 2" x 8' (2.49m x 2.44m) Independently approached from the entrance reception hall via a white traditional style panel door leading into a versatile study/home office, with continuous porcelain tile flooring, radiator, coved ceiling, replacement PVC double glazed window with outlooks onto the quiet frontage close.

Kitchen/Dining and Family Room 26' x 13' Max (7.92m x 3.96m Max) The generous and beautifully newly fitted open plan kitchen, dining room and family room, with a measurement that narrows to 7 ft 8. This luxurious social



space includes an extensive range of new panel fronted contemporary floor and eye level units with stylish worktops and slim line handles and retro tiled walls with contemporary chrome effect light switches and power points, under unit lighting, stainless steel Franke sink unit with vegetable cleaner, power jet mixer taps and drainer, integrated Lamona dishwasher, soft closing doors and drawers, custom made cutlery compartments, fully integrated five ring stainless steel gas hob including wok burner beneath a canopy style extractor hood with glass surround and integrated lighting, pull out spice shelves, integrated Lamona combi microwave oven with further fan assisted electric oven, full height pull out retractable unit with multiple shelving, porcelain tiled flooring throughout, integrated fridge, matching eye level cabinets including display cabinets with glass fronts, stylish vertical radiator. White PVC double glazed window with an outlook onto the beautiful landscaped rear gardens, ample space for a dining table and chairs, ample space for a further three seater sofa and chair, new white PVC double glazed French doors with stylish chrome door handles opening onto a full width compressed resin patio with outlooks across the large and lovely fully landscaped gardens and multiple pergolas, further vertical radiator, coved ceiling, further clear glass PVC double glazed window with a rear garden view, internal courtesy door opening into garage.

First Floor Landing Approached via a single flight carpeted spindle balustrade staircase leading to a central landing with coved ceiling, access to roof space, built in linen cupboard with multiple shelving.



Master Bedroom One 11' 2" x 11' 1" (3.40m x 3.38m) Approached independently from the landing via a white traditional style panel door, additional 2 ft deep and 7 ft 10 wide built in wardrobe providing extra storage space to the bedroom enclosed by white panel doors. Coved ceiling, radiator, replacement PVC double glazed window with outlooks onto the quiet frontage close. Stylish chrome effect dimmer switch.

En Suite Shower Room Luxurious new white suite with fully tiled walls and floor, comprising large shower with clear glass shower doors and screen, chrome shower unit with waterfall fitment and separate hand fitment(Rac Ceramics), slim line w.c, wall mounted wash hand basin with chrome mixer taps, pop up waste and a built out vanity unit, stylish chrome vertical towel rail/radiator, obscure glass PVC double glazed replacement window to front, new ceiling with spotlights, approached from the master bedroom via a white traditional style panel door.

Bedroom Two 11' 3" x 10' 3" (3.43m x 3.12m) Independently approached from the landing via a white traditional style panel door leading to a further double sized bedroom inset with a replacement PVC double glazed window with outlooks onto the quiet frontage close, radiator, high coved ceiling, additional storage space is provided by a built in wardrobe which is 2 ft deep and enclosed by white panel doors.



Bedroom Three 11' 1" x 8' 1" (3.38m x 2.46m) Approached independently from the landing via a white traditional style panel door, high coved ceiling, radiator, replacement PVC double glazed window with outlooks across the large and lovely beautifully landscaped rear garden.

Bedroom Four 9' 1" x 8' 3" (2.77m x 2.51m) Independently approached from the landing via a white traditional style panel door, coved ceiling, radiator, replacement PVC double glazed window with outlooks across the large and lovely stunning rear gardens. Additional storage space is provided by a built-in single wardrobe measuring 2 ft depth x 3 ft 6 width.

Family Bathroom High quality new luxury contemporary family bathroom with stunning porcelain tiled walls and tiled floor, comprising large freestanding roll top bath with pop up waste and chrome mixer taps with additional chrome shower unit, shaped mounted wash hand basin with chrome mixer taps and pop up waste with vanity units in royal blue, w.c with concealed cistern, separate double length contemporary shower with porcelain tiled walls and a chrome shower unit with waterfall fitment, separate hand fitment, finished in a quality style with a clear glass shower screen and door. Stylish chrome vertical towel rail/radiator, replacement PVC double glazed clear glass window with outlooks across the large and lovely beautifully landscaped rear garden, ceiling with spotlights.



Outside Entrance Drive very large private block paved triple width off street vehicular entrance drive is approached via a double width dropped kerb and provides parking for numerous vehicles and leads to...

Integral Double Garage/Utility

17' 5" x 15' 10" (5.31m x 4.83m) Beautifully equipped with a utility room space with matching panel fronted floor and eye level units including round nosed worktops incorporating a sink unit with drainer and power jet mixer taps, space for the housing of a washing machine, space for the housing of a tumble dryer, space for the housing of three fridge freezers, matching eye level display cabinets with panel doors and slim line handles and spice shelves, two retained up and over doors, fully insulated ceiling with electric strip lighting, a fantastic storage space and utility room.

Front Garden Neatly laid to lawn.

Rear Garden An outstanding feature are the large and lovely beautifully landscaped corner rear gardens which have been extensively finished in a contemporary style with a super-sized compressed resin suntrap patio area that continues with level access and leads to two large timber fully enclosed pergolas with hipped roofs. Whilst the remaining garden is finished in a neat well tendered lawn with pretty borders finished in bark and inset with shrubs and plants, all fully enclosed for maximum privacy and security by high brick-built boundary walls. Useful garden shed, full side access also providing more storage with access from the front drive to the rear garden.

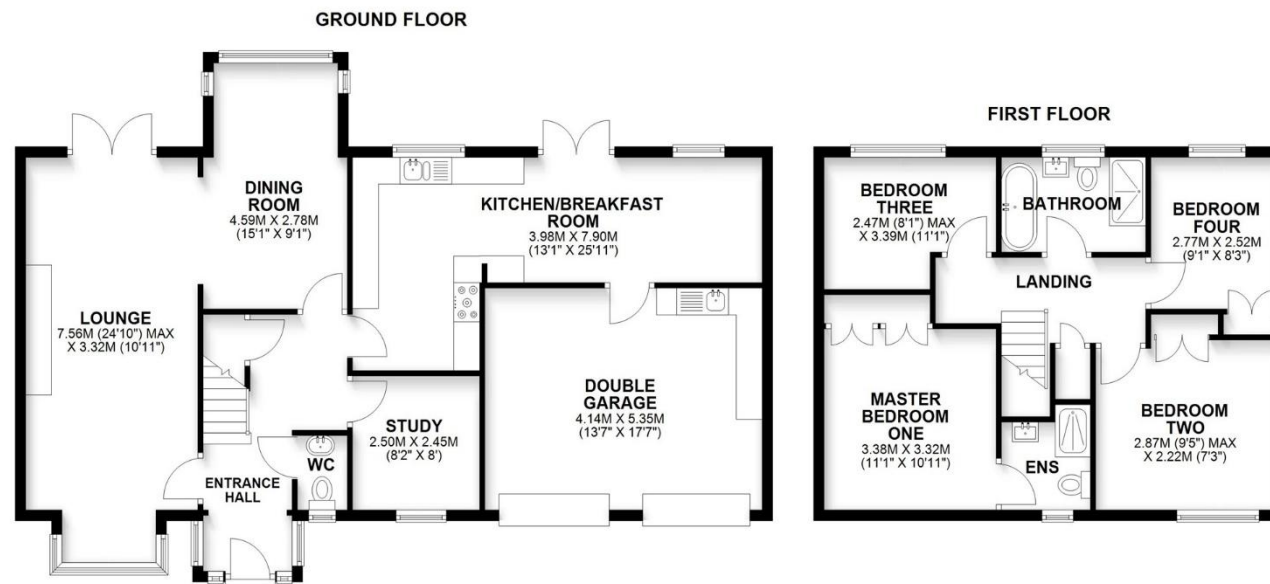






02920 792888

Rumney@peteralan.co.uk



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

