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90 Ffordd Nowell, Penylan, Cardiff, CF23 9FB.

Offers over £350,000

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A well designed and extended spacious four-bedroom semi-detached house, built circa 2011, providing 1010 square feet, and occupying a delightful position, overlooking a large tree lined protected park, for the use of the residents only, set back and away from passing traffic, providing a lovely quiet and safe aspect.

This impressive home, offers deceptive living space, with the addition of a fourth bedroom, added in recent years by the current owners, and forming part of a professional loft space conversion, completed with full building regulation approval, and providing a very good sized double bedroom, approached by a custom made returning staircase, and equipped with four velux double glazed windows to front and rear pitch each with blackout blinds, and with access to useful eaves roof space storage areas.

The property also benefits gas heating with panel radiators, white PVC double glazed windows, and two fully owned freehold parking spaces, both next to each other and both accessed from the rear gardens.

This stylish property is located on a modern but now mature development, built in 2011 by Messrs Taylor Wimpy, a reputable firm of national house builders, to a high specification, and completed with a 10-year N H B C guarantee.

Ffordd Nowell is approached from Colchester Avenue, with a Sainsbury Super Store with Petrol Station, located just around the corner.

Also within a short distance is an exit onto the A 48, enabling fast travel from East to West Cardiff, the City Centre, and the M4. This modern family home comprises an entrance hall, a downstairs cloak room, a fitted kitchen with breakfast bar, an open plan lounge and dining room with PVC double glazed French doors that open onto a low maintenance enclosed and private rear garden, whilst on the first floor there are three bedrooms and two bathrooms, one being an ensuite shower room, and at second floor level there is a further double sized fourth bedroom. Must be seen!

Aml Fee

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

Approached via a composite front entrance door with an Indian sandstone paved entrance path, leading to a central hall with ceramic tile flooring, returning carpeted staircase with handrail leading to the first-floor landing, radiator.

Downstairs Cloakroom

Modern white suite comprising pedestal wash hand basin with chrome taps and ceramic tile splash back, continuous ceramic tile floor, radiator, part patterned PVC double glazed window to front.

Lounge/Diner

16' x 13' 9" (4.88m x 4.19m) Approached independently from the entrance hall via a white traditional style panel door, dining room equipped with PVC double glazed French doors that open onto a low maintenance enclosed and private rear garden, further PVC double glazed window with rear garden outlook, two radiators, very useful under stair storage cupboard.











Kitchen
10' 9" x 8' 8" (3.28m x 2.64m)
Approached independently from the entrance hall via a white traditional style panel door fitted along two sides with a range of panel fronted floor and eye level units beneath round nose laminate work surfaces, incorporating a stainless steel sink with chrome mixer taps, vegetable cleaner and drainer, space for the housing of a washing machine, space for the housing of a tumble dryer, space for the housing of an upright fridge freezer, integrated stainless steel four ring gas hob with Electrolux fan assisted electric oven, stainless steel surround, stainless steel canopy style extractor hood. Space for dishwasher, fitted breakfast bar with space for breakfast stools, ceramic tile flooring, radiator, concealed Baxi newly installed combi boiler approximately 2 ½ years old and still under warranty. White PVC double glazed window with outlooks across the tree lined frontage park.

First Floor
Landing
Approached via a wide carpeted returning staircase leading to a spindle balustrade. Built in former airing cupboard now a linen cupboard with shelving.

Bedroom One
12' x 9' 3" (3.66m x 2.82m)
Approached independently from the landing via a white traditional style panel door, radiator, PVC double glazed window with a rear garden outlook.

En Suite Shower Room
White suite comprising ceramic tiled shower cubicle with Triton shower unit chrome shower fittings and glass shower door, slimline W.C, shaped pedestal wash hand basin with chrome taps and ceramic tile splash back, shaver point, radiator, air ventilator.

Bedroom Two
10' x 9' 2" (3.05m x 2.79m)
Independently approached from the landing via a white traditional style panel door, radiator, PVC double glazed window with outlooks onto the tree lined frontage park.

Bedroom Three
6' 8" x 6' 7" (2.03m x 2.01m)
Independently approached from the landing via a white traditional style panel door, radiator, PVC double glazed window with a rear garden outlook.

Family Bathroom
Modern white suite with walls part ceramic tiled comprising of panel bath with chrome mixer taps and chrome mixer shower fitting, shaped pedestal wash hand basin with chrome taps and ceramic tile splash back, slimline W.C, radiator, air ventilator, patterned glass PVC double glazed window to front.

Second Floor Landing
Approached via a custom-made carpeted spindle balustrade returning staircase equipped with a large front Velux double glazed window and leading to…

Bedroom Four
12' 10" x 11' 8" (3.91m x 3.56m)
A further double sized bedroom forming part of professional loft space conversion completed with building regulation approval and designed with four Velux double glazed windows to front and rear pitch, panel door leading to a lounge and each with blackout blinds. Access to useful eaves roof space storage area, radiator.

Outside
Rear Garden
A low maintenance level and enclosed rear garden. Comprises an astro turf lawn beyond an Indian sandstone paved sun terrace with continuous pathway that leads to an outer garden gate providing direct access to the outside car parking spaces.

Double Car Parking Space
There are two fully owned car parking spaces for 90 Ffordd Nowell.



















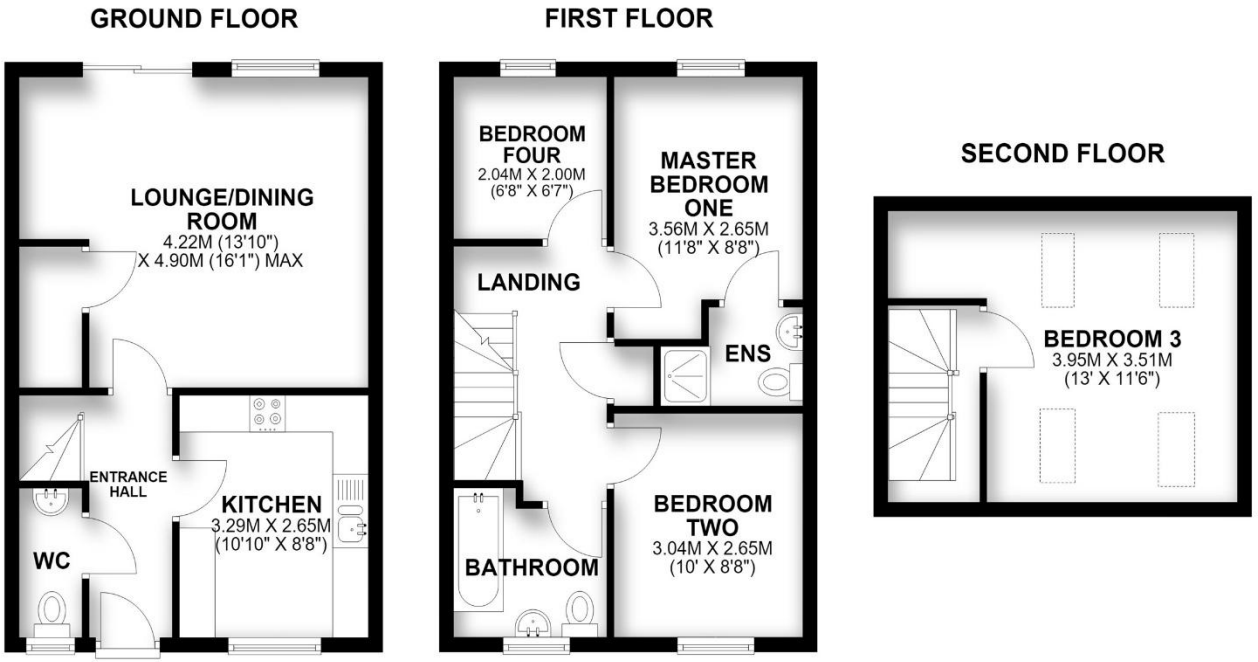






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