

Westleigh Greenwood Lane, St. Fagans

£1,475,000 Freehold

Situated in the highly desirable village of St Fagans, just five miles from Cardiff city centre, Westleigh is an outstanding five double bedroom detached residence offering substantial, beautifully presented accommodation set within generous, landscaped grounds. This exceptional home enjoys a peaceful semi-rural setting while remaining conveniently located for local amenities, major transport links, and is within walking distance of a traditional public house and the renowned St Fagans National Museum of History.

Approached via privately owned Greenwood Lane, the property is accessed through electric gates leading to an expansive gravel driveway providing parking for numerous vehicles. The front grounds are attractively laid to lawn with mature hedging, complemented by an Indian sandstone patio, electric car charging point, and gated side access to the rear garden.

Internally, the property is entered through a grand and welcoming hallway featuring a striking double-height

ENTANCE

Entered via privately owned Greenwood Lane. Electric gates leading to impressive gravel driveway providing parking for 10+ vehicles. Laid to lawn with mature hedge and shrub borders. Indian Sandstone patio leading to front door. Boundary fence. Gated access to rear garden. Security lighting and power points. Electric car charger. Outside tap.

HALLWAY

24' 3" x 16' 10" (7.39m x 5.13m)

A grand entrance hallway with feature central staircase and double height ceiling with half galleried balcony. Oak glazed doors to lounge, sitting room, kitchen/dining/family room, WC and integral garage. Video telecom system for gate entry. Three radiators. Porcelain tiled flooring.

LOUNGE

23' 9" x 13' 0" (7.23m x 3.97m)

A beautifully presented reception room with uPVC double glazed French patio doors to rear garden. Feature electric fireplace. Two velux windows to side. Two radiators.

SITTING ROOM

22' 7" x 12' 2" (6.88m x 3.70m)

Another superb size second reception room with two sets of French patio doors overlooking the rear garden and countryside beyond. Feature media wall with electric inset fireplace. Two radiators.

KITCHEN/DINING/FAMILY ROOM

28' 11" x 20' 10" (8.82m x 6.34m)

A exceptional, bright and airy family space with three-leaf bifold doors to rear, two uPVC double glazed windows to front, and four Velux windows to side. Well appointed traditional style kitchen fitted with a wide range of base and eye level units incorporating ceramic Belfast sink and complementary granite work surfaces. Feature central island with Granite breakfast bar incorporating drinks cooler. Integrated dishwasher, washing machine and tumble dryer. Fitted six burner Rangemaster cooker with extractor fan over. Space for American fridge/freezer. Tiled splash backs and Porcelain tiled flooring. Spotlights.

FIRST FLOOR LANDING

Entered via a central staircase, steps to each side leading to all rooms. Wall panelling. Two radiators. Airing cupboard housing hot water cylinder. Decorative coving.

BEDROOM SUITE

24' 7" x 12' 3" (7.50m x 3.73m)

An impressive, beautifully presented suite. Carpeted to

BEDROOM TWO

13' 6" x 28' 4" (4.12m x 8.63m)

A second spacious bedroom with double French doors and Juliet balcony to the front aspect. Built in wardrobes along one side. Three radiators. Quality carpet. Door into en-suite.

EN-SUITE

9' 0" x 11' 6" (2.75m x 3.51m)

Modern white suite, low level WC, corner jacuzzi bath with chrome mixer tap, separate walk in double shower cubicle with dual headed chrome shower and black framed glass shower screen. Bidet. Twin, wall hung wash hand basins with chrome mixer taps and vanity. Modern vertical radiator. Extractor fan. Spotlights. Tiled walls and flooring. Obscured glass window to side.

BEDROOM THREE

10' 9" x 10' 5" (3.28m x 3.18m)

A third double bedroom. Built in wardrobes to one side. Wall panelling. Radiator. Quality carpet. UPVC window to front. Door to en suite

EN-SUITE SHOWER ROOM

5' 3" x 5' 1" (1.61m x 1.55m)

Modern white suite; low lever WC, wash hand basin with black mixer tap and vanity, shower with black dual headed shower and black framed, glass shower door. Extractor fan. Spotlights. Vertical modern radiator. Wall mirror. Tiled walls and flooring. Coving. Obscured glass window to side.

BEDROOM FOUR

16' 2" x 9' 10" (4.93m x 3.00m)

A fourth double bedroom. Wall panelling. Built in wardrobes to one side. Radiator. Double French doors opening onto rear balcony.

BEDROOM FIVE

12' 3" x 9' 4" (3.74m x 2.84m)

A fifth double bedroom currently set up as a lounge area. Modern panelling to one wall. Coving. Radiator. UPVC window to rear with countryside views.

FAMILY BATHROOM

9' 5" x 6' 5" (2.86m x 1.96m)

Modern white suite; wall hung low level WC, wash hand basin with gold mixer, vanity and marble top; traditional style slipper bath with freestanding gold tap and shower. Inset tiled shelf with light. Gold wall lights.

REAR GARDEN

A fantastic, idyllic, landscaped garden mainly laid to lawn with full width decked patio. Feature 'Lockdown Bar', pergola with outdoor kitchen facilities and power supply, and 43 ft garden room. Porcelain tiled pathway to side and additional patio area off the garden room. Ample external lighting and power points. Boundary fence with raised flower beds and vegetable patch. Steps up to raised decked viewing platform providing views over countryside and Cardiff City Centre in the distance. Outside tap. Garden shed. Gate to rear field.

LOCKDOWN BAR

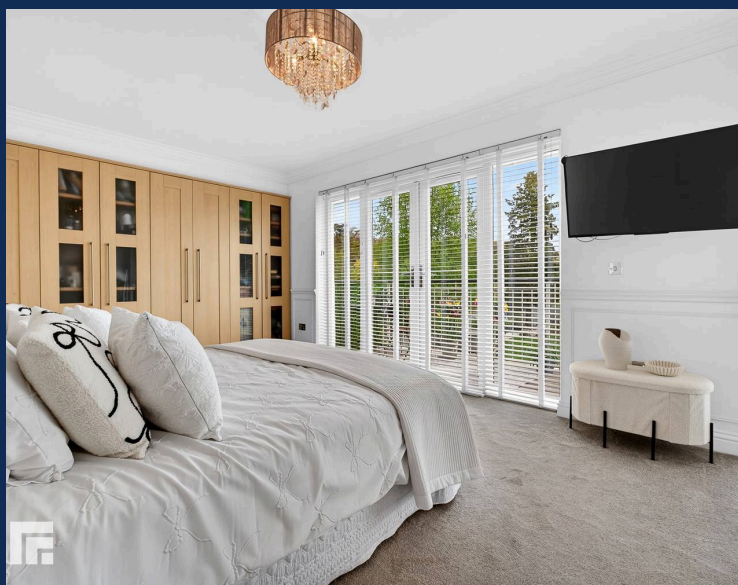
A wooden cabin with fitted bar. Double doors to front, windows and door to side

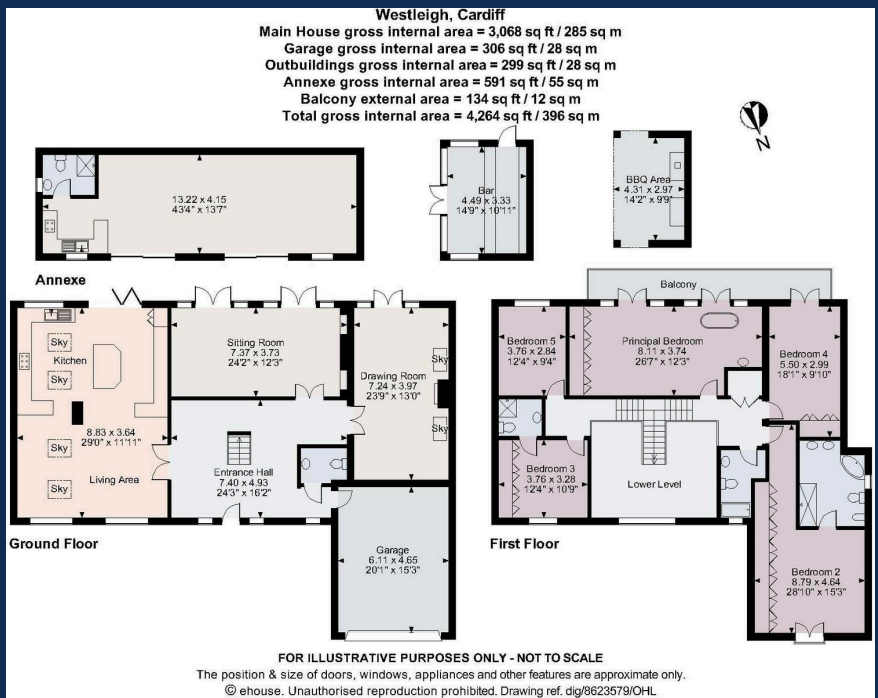
GARDEN ROOM

A versatile, spacious garden room. Lounge area with wood burning stove. Kitchen with low level cupboard, stainless steel sink with chrome mixer tap and side drainer. Four ring ceramic hob with extractor hood and single oven. Shower room with low level WC, pedestal wash hand basin with chrome mixer tap, shower cubicle with chrome shower and glass screen. Obscured glass window to side. Spotlights, oak flooring. Two UPVC sliding doors and two UPVC windows to front. Outside spotlights.

BALCONY

Decked balcony with metal balustrade. Doors into suite.





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