

6 Joseph Parry Close, Llandough

£599,950

****2,268 SQ.FT. EXTENDED DETACHED HOME ON SPACIOUS PLOT GARAGE & DRIVEWAY*** An extended four-bedroom detached family home situated on a generous plot within the popular area of Llandough. Offering spacious and versatile accommodation, the property features four reception rooms, with one currently used as a gym that could easily serve as a fifth bedroom. The home also benefits from a well-appointed kitchen/breakfast room and bright living spaces with lounge/dining room, study and WC. Upstairs comprises four well-proportioned bedrooms, including a primary bedroom with en-suite, along with a family bathroom. Externally, the property enjoys a sizeable rear garden, driveway parking for at least three vehicles, and a garage. Ideally located for access to local amenities, schools, and transport links to Cardiff city centre. EPC: C

Council Tax band: F

Tenure: Freehold

LOCATION

The property is situated in a fantastic location within a quiet cul-de-sac. Great transport links to the M4, Cardiff Bay and the City Centre. Llandough train station is within walking distance and Llandough Hospital is also within close proximity.

FRONT

Entered via block paved driveway with parking for at least three vehicles. Doors to entrance hallway and garage. Raised flower bed and boundary fence. Outside tap. Gated access to rear garden.

ENTRANCE HALL

Extremely spacious entrance hall with doors leading to lounge/dining room, kitchen/breakfast room, study and bedroom five/gym. Radiator. Luxury vinyl tile (LVT) flooring.

LIVING ROOM

Double glazed uPVC windows to side aspect. Wooden flooring. Gas fireplace with tiled stone effect surround. Large opening to dining room.

DINING ROOM

Double glazed uPVC windows and patio doors, leading to large rear garden. Ample natural daylight. Carpeted flooring. Wall mounted radiator. Opening to kitchen.

KITCHEN/BREAKFAST ROOM

An open-plan kitchen/breakfast room fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces and breakfast bar. Fitted electric double oven and five burner gas hob with extractor hood over. Tiled splash backs. Spotlights. Door to utility room, opening to dining room. uPVC double glazed sliding doors to rear garden.

STUDY

Obscure double glazed uPVC windows to side aspect. Wooden flooring. Wall mounted radiator.

UTILITY ROOM

Plumbed for washing machine and tumble dryer. Wall mounted gas central heating boiler (approx. 2 years old). LVT flooring. Loft access. Door to WC.

CLOAKROOM/W.C

Modern low level WC and vanity enclosed wash hand basin. LVT flooring. Tiled splash backs. Radiator. uPVC double glazed door to rear garden.

FIRST FLOOR

Spacious landing. Double glazed uPVC windows to rear aspect. Wall mounted lighting. Doors leading to

EN-SUITE

Large en-suite. Obscure double glazed uPVC windows to side aspect. Tiled flooring. Fully tiled walls. Jacuzzi bath. Separate shower cubicle. Wash hand basin with mirror and lighting over. W.C. Extractor. Heated spiral towel rail.

BEDROOM TWO

Large double bedroom, double glazed uPVC windows to front and side aspect. Modern panelled feature wall. Carpeted flooring. Wall mounted radiator.

BEDROOM THREE

Double bedroom. Double glazed uPVC windows two side aspect. Carpeted flooring. Wall mounted radiator.

BEDROOM FOUR

Double glazed uPVC windows to rear aspect. Carpeted flooring. Feature wallpaper wall. Wall mounted radiator.

BATHROOM

Obscure double glazed uPVC windows to rear aspect. Tiled flooring. Fully tiled walls. Panelled bath with shower over and glass shower screen. Pedestal wash hand basin. W.C. Extractor. Heated towel rail.

BEDROOM FIVE

Large double bedroom. Double glazed uPVC windows to front and side aspect. Carpeted flooring. Wall mounted radiator door leading to en-suite.

EN-SUITE

Obscure double glazed uPVC windows to front aspect. Fully tiled walls. Tiled flooring. Shower cubicle. Wall mounted wash hand basin with mirror over. W.C. Extractor. Heated towel rail.

GARDEN

A fantastic rear garden. Exceptionally large with ample sun all day through to the evening. Brick and fence surround. Paved and laid to lawn. Feature stone seating area. External power points. Outside tap. External lighting. Accessed from the dining room, kitchen, cloakroom, and garage. Side gate access.

GARAGE

TENURE

MGY are advised that this property is freehold.

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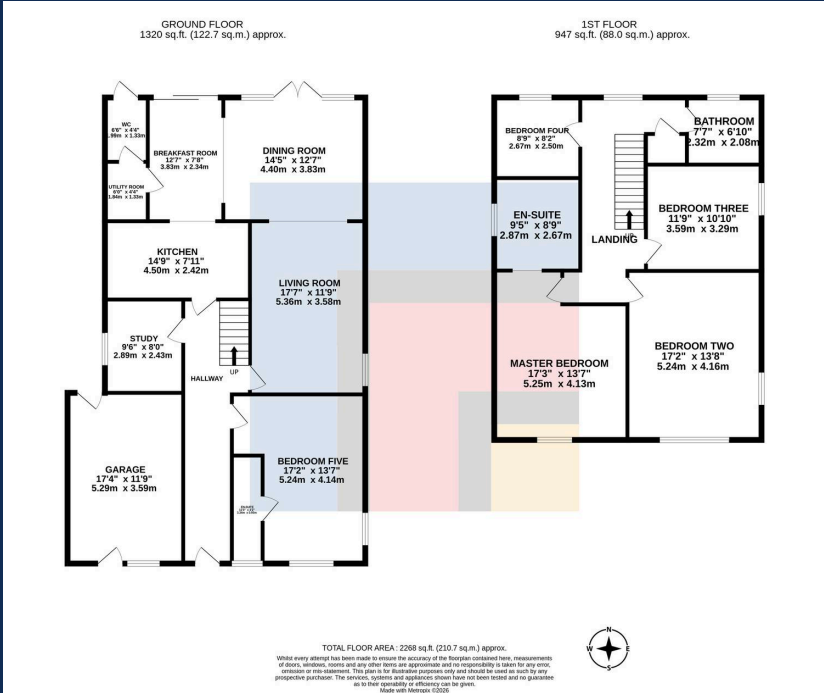
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