



## 8 Ffordd Gwern, St. Fagans

£1,200,000 Freehold

EXECUTIVE FIVE BEDROOM DETACHED FAMILY HOME ON A PLOT OF OVER HALF AN ACRE COACH HOUSE WITH GARAGES AND STORAGE An exceptionally spacious, detached family home, in a sought after location. Entrance porch, hallway, cloakroom, home office/playroom, large lounge with feature fireplace, sitting room with Bi folding doors to the rear garden, modern fitted kitchen/diner and family room with marble worktop surfaces along with Bi folding doors to the rear paved patio, utility room. To the first floor are three sizeable double bedrooms each with en-suites, the primary bedroom has a newly fitted ensuite shower and bathroom along with a dressing room. To the second floor are two further large double bedrooms and family shower room. Detached Garages/storage/coachhouse with spacious room and shower room above. Gas central heating. Double glazing. Large paved patio leading onto a sizeable rear lawn. Long and wide Keyblock driveway to front providing parking for numerous cars. No chain. EPC Rating: C

Council Tax band: TBD

## **ENTRANCE PORCH**

Approached via double opening wood panelled doors leading to the entrance porchway. Built in cupboard with hanging rail and shelving. Radiator.

## **ENTRANCE HALLWAY**

Dimensions: 12' 7" x 8' 6" (3.86m x 2.61m). Approached via double opening entrance doors leading to the spacious entrance hallway. Staircase to first floor. Under stairs storage cupboard. Wood flooring. Radiator.

## **CLOAKROOM**

White suite comprising low level wc and wash hand basin. Tiled splash back. Wood flooring. Extractor fan. Radiator.

## **HOME OFFICE/PLAYROOM**

Dimensions: 12' 8" x 10' 5" (3.88m x 3.19m). Overlooking the front, a versatile reception currently used as a home office. Wood flooring. Radiator.

## **LOUNGE**

Dimensions: 21' 11" x 14' 9" (6.69m x 4.50m). With two windows overlooking the entrance approach, an excellent sized primary reception with feature bath stone fireplace with inset coal effect living flame gas fire. Wood flooring. Two radiators. Double doors opening to sitting room.

## **SITTING ROOM**

Dimensions: 16' 4" x 16' 3" (4.99m x 4.97m). An excellent further reception with bi-folding doors opening to the rear paved patio. Wood flooring. Radiator. Double doors to lounge and kitchen.

## **KITCHEN/DINER/FAMILY ROOM**

Dimensions: 21' 4" x 21' 0" (6.52m x 6.41m). An excellent sized open plan kitchen and family room with modern fitted 'Leekes' kitchen with shaker style units along three sides beneath marble worktop surfaces. Inset 1.5 bowl ceramic sink with worktop side drainer. Marble splash back to sink area. Two integrated 'Neff' ovens. Integrated 'Neff' microwave with warming drawer below. Two integrated fridge freezers. Integrated 'Neff' dishwasher. Integrated bin cupboard. Large central breakfast bar island with inset five ring 'Neff' induction hob, storage and room for four breakfast stool. Two pop up power points to the island. Ample space for family dining or seating area. Recessed spotlights throughout. Bi-folding doors to one wall opening to the exceptionally spacious rear garden. Amtico flooring. Double doors to sitting room. Door to utility room. Two radiators.

## **UTILITY ROOM**

Dimensions: 8' 6" x 5' 10" (2.60m x 1.80m). Well appointed along two sides in shaker style fronts beneath laminate worktop surfaces. Matching range of eye level wall cupboards. Tiled splash back. Concealed 'Vaillant' combi gas central heating boiler. Amtico flooring. Radiator. Door to side.

## **FIRST FLOOR**

### **LANDING**

Approached via quarter turning staircase, a large landing area with window to front. Door to airing cupboard housing hot water cylinder and shelving. Radiator.

### **BEDROOM ONE**

Dimensions: 16' 9" x 14' 9" (5.11m x 4.51m). An excellent sized primary suite with two upvc double glazed windows overlooking the front entrance approach. Door leading to the dressing room and en-suite. Radiator.

### **DRESSING ROOM**

Dimensions: 12' 0" x 6' 1"(max) 3.68 x 1.87. A range of inset wardrobes to one side with matching base level storage cupboards. Window overlooking the rear aspect. Door to ensuite. Radiator.

## **ENSUITE**

Dimensions: 12' 0" x 8' 10" (3.67m x 2.71m). A quality white suite comprising of low level wc, vanity with twin wash hand basin, ample storage below marble worktop. Large walk in shower cubicle with twin chrome shower heads above, tiled recess storage for toiletries. half height tiles to splash back areas. Free standing bath with freestanding shower mixer tap. Recessed spotlights. LVT flooring. Two electric shaver points. Obscured glass window to rear. Heated towel rail. Under floor heating.

## **BEDROOM TWO**

Dimensions: 15' 5" x 12' 1" (4.70m x 3.70m). With two windows overlooking the large lawned rear garden and additional window to side, an excellent sized second bedroom. Two built in wardrobes. Radiator. Door to ensuite.

## **ENSUITE SHOWER ROOM TWO**

Dimensions: 7' 3" x 5' 2" (2.22m x 1.60m). White suite comprising low level wc, wash hand basin, double width shower cubicle with 'Mira' shower above. Tiled splashback. Tiled flooring. Recessed spotlights. Extractor fan. Obscured glass window to front. Heated towel rail. Under floor heating.

## **BEDROOM THREE**

Dimensions: 14' 6" (max) x 11' 1" (4.44m x 3.38m). A well sized double bedroom with two upvc double windows overlooking the front. Door to ensuite. Radiator.

## **ENSUITE THREE**

Dimensions: 7' 3" x 5' 2" (2.23m x 1.59m). A white suite comprising a low level wc, wash hand basin, full tiled shower cubicle with folding glass door. Tiled splashback areas. Tiled flooring. Obscured glass window to side. Electric shaving point. Extractor fan. Heated towel rail. Under floor heating.

## **SECOND FLOOR**

### **BEDROOM FOUR**

Dimensions: 23' 1" (max)x 13' 9" (7.06m x 4.21m). Another excellent sized double bedroom overlooking both the front aspect and the rear via two dorma windows and one velux window. A range of wardrobes to one side with matching dresser and additional set of drawers fitted. Recessed spotlights. Radiator.

## **BEDROOM FIVE**

Dimensions: 15' 0" (max)x 14' 10" (4.59m x 4.54m). A final good sized double bedroom with two dorma windows to front approach. Recessed spotlights. Radiator.

## **LANDING**

Approached via easy rising staircase leading to a spacious landing area. Velux window to rear. Radiator.

## **FAMILY SHOWER ROOM**

Dimensions: 10' 4"(max) x 5' 10" (3.16m x 1.79m). A white suite comprising of a low level wc, wash hand basin, a corner shower cubicle with twin shower head above, curved sliding glass doors. Tiled splashback areas. Tiled flooring. Door to storage cupboard. Velux window to rear. Recessed spotlights. Extractor fan. Heated towel rail. Under floor heating.

## **COACH HOUSE**

### **FIRST FLOOR**

Dimensions: 26' 8" x 17' 11" (8.15m x 5.47m). Approached via an external staircase opening to large open plan first floor space, for use as living and bedroom area. Four 'Velux' to front. Laminate flooring. Two electric heaters. Door to shower room.

### **DOUBLE GARAGE**

Dimensions: 18' 9" x 17' 9" (5.73m x 5.43m). With twin up and over access doors. Power and lighting. Doors to room one and two.

### **ROOM ONE**

Dimensions: 17' 4" x 8' 5" (5.30m x 2.59m). With Upvc door to side. Wash hand basin. Plumbing for washing machine.

### **ROOM TWO**

Dimensions: 14' 7" x 8' 5" (4.46m x 2.57m). A large storage area to the rear of double garage. Power and lighting.

### **SHOWER ROOM**

Dimensions: 6' 3" x 6' 2" (1.91m x 1.88m). Modern white suite comprising low level wc, wash hand basin, corner shower cubicle. Tiled splashback back. Tiled flooring. Chrome heated towel rail.



## REAR GARDEN

An exceptional south westerly facing rear garden with large paved patio leading onto a sizeable area of lawn with a variety of inset trees and shrubs. Enclosed by timber fencing. Double gates opening to side garden.

## FRONT GARDEN

A long and wide Keyblock driveway providing parking for numerous cars and leading to triple garage. Paved pathway to front door. Gate leading to garden.

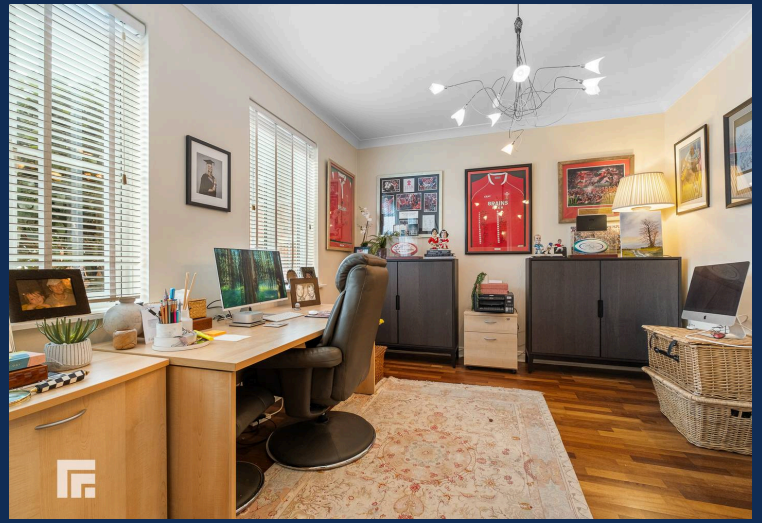
## GARDEN

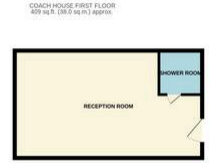
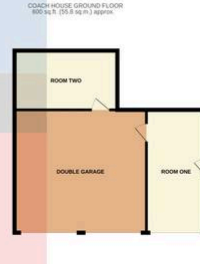
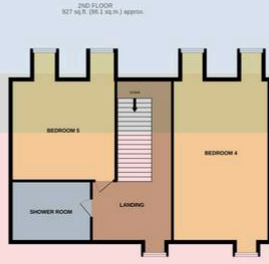
Side Garden A Separate Freehold plot which is classed as Public Open Space but owned and maintained by the current owners. A large enclosed area of lawn to side with borders of hedgerow, timber fence and brick wall. Maturing tree to centre. Five bar timber entrance gate from Ffordd Gwern. Double opening timber gate to the rear garden.

## GARAGE

Single Garage

18' 9" x 17' 9" (5.73m x 5.43m). With twin up and over access doors. Power and lighting. Doors to room one and two.





TOTAL FLOOR AREA : 4416 sq.ft. (410.2 sq.m.) approx.

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