

# Cuckoofield Close

Radyr, Cardiff CF15 8FR

Guide price

£600,000



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Extended, stylish, modern and detached, this exceptional property represents an exceptional offering that includes a superb open plan fitted kitchen/diner complete with bar. Living accommodation is accessed via a central hall that gives access to a principal reception room, ground floor cloakroom, family room (formally a double garage), and the recent addition of an outstanding redesigned stylish kitchen/ diner/ bar that incorporates a substantial single storey extension. A separate utility room offers a separate space for appliances and the upstairs also offers a wealth of space, with five bedrooms includes a master suite complete with dressing area and en-suite bathroom, a family bathroom. Located at the top of a cul-de-sac in this sought after location, the property is accessed via a sweeping driveway that offers parking for multiple vehicles and boasts a beautiful expertly landscaped garden to the rear.





## Entrance

Entered via double glazed composite front door with matching window, fitted floor mat, radiator, quick step laminate flooring, stairs to the first floor with understairs storage cupboard, doors to..

## Cloakroom

Fitted with w.c and wash hand basin with mixer tap and tiled splashback, radiator, continuation of flooring, double obscure glazed window to the rear.

## Lounge 26'4 max x 12'7 max (8.03m max x 3.84m max)

Double glazed window to the front and rear, three radiators, continuation of quick step laminate flooring, coved ceiling.

## Sitting Room 16'3 max x 15'9 max (4.95m max x 4.80m max)

Double glazed windows to the front, two radiators, quick step laminate flooring, spotlights.

## Kitchen/Diner 18'10 max x 19'4 max (5.74m max x 5.89m max)

Two sets of bi-fold doors open to the garden, two skylight Velux windows, electric blinds, fitted with a Sigma 3 kitchen with handleless wall and base units with Silestone worktops, central island with Elica induction hob with central Tesla Aspiration re-circulating extractor, integrated slide and hide oven, integrated Neff microwave oven and plate warmer, integrated full length fridge and freezer, integrated Neff dishwasher, one and a half bowl sink and drainer with food waste disposal system and pull down mixer tap, wine cooler fridge and integrated wine racks, further storage space, tiled flooring, spotlights, two radiators.

## Utility Room 7'8 max x 6'3 max (2.34m max x 1.91m max)

Double obscure glazed door out to the side, radiator, wall and base units, stainless steel sink and drainer, plumbing for washing machine, space for condensing tumble dryer, concealed boiler, tiled flooring.

## Landing

Stairs rising from the entrance hall with wooden handrail and spindles, access to loft space, radiator, storage cupboard with shelving.

## Master Bedroom 12'7 x 11'6 (3.84m x 3.51m)

Double glazed window to the front with electric blind, radiator, fitted wardrobes, spotlights, open to:

## Dressing Area 4'6 max x 5'7 max (1.37m max x 1.70m max)

His and hers fitted wardrobes.

## En Suite 9'8 max x 8'6 max (2.95m max x 2.59m max)

Fitted with a four piece suite comprising bath with mixer tap, wall hung wash hand basin and mirrored vanity unit over, w.c and shower with glass sliding door, ceiling mounted raindrop drench shower head and separate shower head attachment, shaver point, chrome heated towel rail, extractor fan, spotlights, tiled flooring, half tiled walls, double obscure glazed window to the rear.

## Bedroom Two 11'8 mmax x 10'1 max (3.56m mmax x 3.07m max)

Double glazed window to the front, radiator, fitted wardrobes.

## Bedroom Three 11'4 max x 9'7 max (3.45m max x 2.92m max)

Double glazed window to the front, radiator, fitted wardrobe.

### Bedroom Four 9'7 max x 11'7 max (2.92m max x 3.53m max)

Double glazed window to the rear, radiator.

### Bedroom Five 6'8 x 8'7 max (2.03m x 2.62m max)

Double glazed window to the rear with views towards Castell Coch, radiator.

### Shower Room 9'5 max x 6'3 max (2.87m max x 1.91m max)

Fitted with double shower with ceiling mounted raindrop shower head and separate shower head attachment, w.c and wash hand basin, wall mounted mirrored vanity cupboard, spotlights, shaver point, extractor fan, chrome heated towel rail, tiled flooring.

### Rear Garden

Enclosed rear garden with timber framed fencing, paved patio which is split level with two sitting areas, Astro turf lawn, raised flower borders, well stocked shrubs, outside lights, outside cold water tap.

### Front

Parking for several vehicles, slate chippings and paved area, outside light, gate to the side leading to the rear.

### Tenure

We have been advised by the seller that the property is freehold. EPC - TBC.







