

10 Clos Cromwell

Cardiff CF14 6QN

- Detached
- Four Bedrooms
- Fully refurbished to an excellent standard
- Extended
- Loft Room
- Enclosed Rear Garden
- Driveway for off road parking
- EPC - E

Guide price £475,000

www.hern-crabtree.co.uk



Hern and Crabtree



Hern and Crabtree



Hern and Crabtree



Hern and Crabtree

This four bedroom, detached property has been extended and fully refurbished by the current owners to an excellent standard throughout. Featuring an open plan kitchen diner, lovely enclosed garden and situated in a sought after area of Rhiwbina within a short distance of local amenities and primary school this property would make a fantastic family home.

Accommodation comprises of: Entrance Porch, Hallway, Cloakroom, Lounge, open plan Kitchen/diner/sitting area, and utility to the ground floor. To the first floor: Master bedroom with en-suite bathroom, two further bedrooms and family bathroom. To the second floor: fourth bedroom. The property also benefits from an enclosed rear garden and driveway providing off road parking.

Viewings are recommended, please call or email to enquire.

Entrance Porch

Entered via double glazed PVC door to front with stained glass insert, with a double glazed PVC window to the side, spot lights and tiled flooring.

Hallway

Entered via a wood glazed door, radiator, stairs to the first floor, under stairs storage cupboard and wood laminate flooring.

Cloakroom

Door from the entrance hall, double glazed PVC obscured window opening into the porch which offers natural light, WC, wash hand basin, part tiled walls, radiator and tiled flooring.

Lounge 22'7 max x 15'11 (6.88m max x 4.85m)

Two double glazed PVC windows to the front, coved ceiling, TV point and 'Sky' TV point. Contemporary style cast iron wood burning stove on a stone hearth.

Kitchen/Diner/Sitting Room 21'3 x 19'8 max (6.48m x 5.99m max)

Open plan area

Kitchen

A range of wall and base units with a marble quartz worktop, space and plumbing for a dishwasher, ceramic 1.5 bowl sink with draining grooves cut into worktop, pull down swan-neck mixer tap. Integrated 'Hot point' microwave oven/grill, integrated 'Hot Point' oven. Space and plumbing for an American style fridge/freezer. Central Island offers a breakfast bar, four ring 'Bosch' induction hob with an extractor/cooker hood over. Space and plumbing for dishwasher. Double glazed PVC window to the side, spot lights and door to utility room.

Dining/sitting area

Series of bi-folding doors leading out to the rear garden and set of double glazed French doors to the side onto a small raised decking seating area with a glass balcony. Continuation of tiled flooring and underfloor heating. Orangery style vaulted double glazed roof offering natural light into the dining area.

Utility 6'6 x 10'8 (1.98m x 3.25m)

Selection of wall and base units for storage, double glazed obscured PVC door to the side, matching window. Extractor fan, spot lights, plumbing and space for washing machine and tumble dryer, large Belfast sink and mixer tap with wood work tops over. Continuation of tiled flooring.

First Floor



Stairs rising from the entrance hall, wooden hand rail and spindles. Double glazed stained glass window offering natural light on the half landing.

Landing

Stairs lead up to the second floor.

Bedroom One 15'10 max x 10'10 max (4.83m max x 3.30m max)

Two double glazed PVC windows to the front, two radiators, wood laminate flooring, door to en-suite and door to a large built in double wardrobe.

En-suite

Wash hand basin, base vanity unit and mixer tap with down lights over. Extractor fan, tile effect aqua boarding walls and luxury vinyl floor. Shaving point, heated towel rail and WC. Freestanding half bath with an upright mixer bath filler with shower head attachment.

Bedroom Two 11'2 max x 11'7 max (3.40m max x 3.53m max)

Double glazed PVC window to the rear, radiator, built in wardrobes with down lights, wood laminate flooring.

Bedroom Three 11'0 max x 11'6 max (3.35m max x 3.51m max)

Double glazed PVC window to the rear, radiator, fitted wardrobes with down lights, wood laminate flooring.

Bathroom 7'11 x 5'9 (2.41m x 1.75m)

Double glazed, obscured PVC window to the side, walk-in double shower with drench raindrop shower head, separate shower head attachment plumbed to mains. Fully tiled walls and flooring, wash hand basin, base vanity unit, mirrored vanity wall cabinet with wall lights, extractor fan and WC. Heated towel rail.

Second Floor

Stairs rise up from the first floor, double glazed Velux skylight window on second floor landing offering natural light. Bannister and spindles.

Bedroom Four 16'7 max x 11'8 max floor to ceiling max 6'7 (5.05m max x 3.56m max floor to ceiling max 2.01m)

Series of double glazed skylight windows to the front and rear aspects offering natural light and cross ventilation with a double glazed PVC window to the side. Series of spot lights, radiator, storage under eaves and wood laminate flooring along with cable broadband fibre box.

Outside

Front

Driveway providing off street parking for at least three vehicles, low rise brick wall and small flowerbed with mature trees. Pathway/driveway down to the garage. Gate to the rear garden, outside light and low sloping steps leading to the front door.

Garage

Single garage with up and over door to the front.

Rear

Mature landscaped rear garden with raised decking area, sheltered roof ideal for hot tub cover, additional timber frame storage shed. Garden is split into two levels both part laid to lawn and raised decking at levels along with a path that sweeps down to the second level. In addition, access from the kitchen is a raised decked patio sitting area with a glass balustrade and cold water tap. Garden continues with additional paved patio sitting area, stone chippings, pergola along with additional raised deck area. Gate leading through to the front. Well stocked with mature trees, flower borders and shrubs, masonry BBQ to stay.

Tenure

We have been advised by the vendor that the property is FREEHOLD.

304 Caerphilly Road, Heath, Cardiff, CF14 4NS

T 02920 620 202

F 02920 610 030

E heath@hern-crabtree.co.uk

W www.hern-crabtree.co.uk

