

20 Plas Treoda

Cardiff CF14 1PT

Guide price

£1,250,000



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A strikingly beautiful detached home which perfectly combines this most elegant facade with a great location, garden and extensive, stylish living accommodation.

The house was constructed circa 1900 in a mock-Georgian style that is quite unique to the area. It is set in a private corner plot of approximately one third of an acre with ample parking and is discretely hidden behind high stone-walling. The house is surrounded by landscaped gardens that offer plenty of lawn space for the family and carefully planted flower bedding. The Wisteria above the colonial-style veranda also adds to the charm of this home, of which the ambiance continues within - the generous living accommodation does not disappoint.

The house was extended in 2015 and has undergone extensive renovations over the last 12 years by the current owners, who have sympathetically transformed this home in an understated and tasteful way to befit such an attractive home.

Accommodation comprises a welcoming hall, a large open plan kitchen- diner sitting room with multiple bi-folding doors that open to the rear patio, a study/snug that sits



Entrance

Veranda porch to the front, traditional wood entrance door with glazed windows over and to the side.

Foyer

Stairs leading up to the first floor with central carpet runner, coved ceiling, ceiling rose, picture rail, dado rail. Oak wood flooring, twin radiators.

Living Room 21'4" max x 16'1" (6.50m max x 4.90m)

Glazed doors leading out to the Veranda porch at the front with window over and fitted Plantation shutter doors. Three column radiators, cast Iron wood burning stove with Limestone fireplace and hearth, coved ceiling, ceiling rose, picture rail. Double glazed wood sash window to the side aspect.

Kitchen/ family/ dining room 45'1" x 16' (13.74m x 4.88m)

Open plan, Kitchen area offers glazed wooden doors leading out to the front veranda with double glazed traditional wood sash windows to the side aspect. Column style radiators, coved ceiling and wood flooring. Kitchen area continues with 'Siemens' appliances package: integrated oven, microwave, combination oven and coffee machine along with plate warmer, integrated fridge freezer. Central island with pull out plan drawers. Integrated five ring Siemens induction hob with large glass splash back and cooker hood over. Space for wine cooler fridge. Corian stone work tops. Island also has a swan neck pull down mixer tap and instant boil hot water tap with 1.5 bowl sink. Integrated full length Siemens dishwasher. Additional base fridge in central island.

Laundry Room

Plumbing for washing machine, space for a condensing tumble dryer, radiator, sink and drainer. Offers space storage and a series of fitted storage cupboards. Continuation of the wood flooring. Additional large built in storage cupboard with power.

Games Room 32'5 max x 14'5 (9.88m max x 4.39m)

Opening from the inner hallway through open doorway, offers two large lantern style windows in the ceiling with double glazed wood French doors leading out to the rear garden. Luxury vinyl floor and further set of double glazed wood doors leading out to the front. Furthermore there is a radiator and a series of discreetly

fitted storage cupboards, media points.

Bedroom Six 9'11 x 16'0 (3.02m x 4.88m)

Two double glazed wood windows to the rear aspect, wash hand basin and plumbing for a bath. Built in wardrobes, continuation of wood flooring, radiator, series of spot lights and an extractor fan. Part tiled walls. Potential to reinstated into one room incorporating the playroom that sits alongside.

Play Room 7'8 x 9'10 (2.34m x 3.00m)

Double glazed window to the rear, radiator, wooden flooring, alcove for further storage.

Cloakroom

WC, wash hand basin, radiator, wood flooring continued.

First Floor

Exposed wood stair case with central carpet runner rises up from the entrance hall.

Landing

Landing opens to offer further stairs up to a split level landing with wooden hand rail, spindles and Bannister. Coved ceiling, dado rail and doors lead off to rooms. Large airing cupboard with shelving for Linen, hot water system.

Master Bedroom 16'1 max x 13'10 (4.90m max x 4.22m)

Master bedroom offers double glazed wood sash window to the front with fitted Plantation shutters, two radiators, Cast Iron Fireplace, wooden mantelpiece and coved ceiling. Door leading to master en-suite and to dressing room.

Dressing Room 7'7 max x 9'0 max (2.31m max x 2.74m max)

Double glazed wood sash window to the front, radiator, floor to ceiling built in wardrobe storage.

Master En-suite 6'7 max x 15'11 max (2.01m max x 4.85m max)

Double glazed wood sash window to the side with fitted Plantation shutters. Double end, freestanding bath with off set mixer tap and separate shower head attachment. WC, his and hers twin wash hand basins with mixer tap and pull out base vanity unit. Double shower with glass sliding doors, tiled enclosure and raindrop drench shower

head, separate shower head attachment. Wood flooring, two heated towel rails, spot light.

Bedroom Two 11'11 x 10'10 (3.63m x 3.30m)

Double glazed wood window to the rear aspect with a double glazed skylight window. Radiator and door to en-suite.

En-suite

Shower with glass enclosure, tiled walls, large raindrop drench shower head. Wash hand basin, base vanity unit with wall mounted mixer tap. WC and heated towel rail.

Bedroom Three 16'2 max x 13'1 max (4.93m max x 3.99m max)

Double glazed wood sash window to front with fitted Plantation shutters, radiator, coved ceiling.

Bedroom Four 9'0 x 16'2 (2.74m x 4.93m)

Double glazed windows to the side with fitted Plantation shutters, radiator, fitted wardrobes and a loft access hatch with pul down ladder.

Bedroom Five 11'6 x 10'10 (3.51m x 3.30m)

Double glazed wood windows to the rear, double glazed skylight window, radiator and built in storage. Access to the airing cupboard.

Family Bathroom 10'5 x 7'7 (3.18m x 2.31m)

Double shower with drench raindrop shower head and separate shower separate shower attachment, glass sliding door, half tiled walls. WC, wash hand basin with base vanity unit, tiled in double ended bath with central mixer tap. Luxury vinyl floor, heated towel rail.

Outside

Discreet electric gates on approach to driveway with additional pedestrian gate.

Front

Key block driveway for off street parking, mature lawns, trees and shrubs. Lawn to the front with a gate leading around to the back of the property.

Rear Garden

Side offers purpose built storage shed, large lawn area, mature trees and flower borders. Further landscape to the rear with lawn and patio area.



Hern and Crabtree

