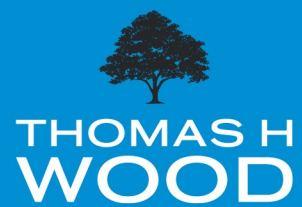




Llwyd Coed,  
Pantmawr, Cardiff,  
CF14 7TT



Asking Price  
£550,000

4 Bedrooms  
Bungalow - Detached

Having been a much loved family home for the past 15 years, this beautifully presented four bedroom detached dormer bungalow offers generous and versatile accommodation in a highly desirable residential location.

The property immediately impresses with its spacious central hallway, creating a wonderful sense of space and flow throughout the home. The accommodation has been thoughtfully maintained and enhanced by the current owners, resulting in a home that is ready for immediate occupation whilst offering flexible living arrangements for a wide range of buyers.

The ground floor comprises a welcoming lounge with feature wood burning stove, a separate dining room overlooking the delightful rear garden, a well appointed fitted kitchen, two double bedrooms and a modern family bathroom. To the first floor are two further bedrooms, including an impressive principal bedroom with en suite shower room. Externally, the property enjoys a particularly generous and beautifully established rear garden, providing an excellent space for both entertaining and family enjoyment. A detached garage and private driveway further enhance the appeal of this wonderful home.



### ENTRANCE HALLWAY

A welcoming and exceptionally spacious central hallway providing an impressive introduction to the property, with wood block flooring, painted and papered walls, smooth ceiling, staircase rising to the first floor and useful understairs storage.

### LOUNGE

13'11" x 13'8"

A generous principal reception room enjoying a front aspect, featuring wood block flooring, a characterful wood burning stove with oak mantel and slate hearth, UPVC windows to the front and side elevations with fitted blinds, smooth ceiling with spotlighting and radiator.

### BEDROOM TWO

12'8" x 12'11"

A generous double bedroom enjoying a front aspect, with carpeted flooring, painted walls, smooth ceiling, UPVC window with fitted blind, fitted wardrobes to one wall and radiator.



## Features

- Detached Four Bedroom Dormer Bungalow
- Beautifully Presented Throughout
- Spacious And Versatile Family Accommodation
- Generous Central Hallway And Landing
- Two Reception Rooms With Character Features
- Modern Fitted Kitchen Overlooking The Garden
- Superb Mature Rear Garden
- Detached Garage And Driveway Parking

### BEDROOM THREE

9'10" x 12'11"

A further double bedroom enjoying a side aspect, with wood block flooring, painted walls, smooth ceiling, UPVC window with fitted blind, radiator and cupboard housing the gas central heating boiler.





**FAMILY BATHROOM**

Beautifully appointed with a panelled bath, low level WC and pedestal wash hand basin. Finished with wood panelled walls, obscure UPVC window to the side aspect and radiator.

**DINING ROOM**

10'11" x 12'11"

A delightful second reception room overlooking the rear garden, featuring wood block flooring, painted walls, textured ceiling with coving, feature open fireplace, floor to ceiling glazing and radiator.

**KITCHEN**

7'10" x 13'4"

Overlooking the delightful rear garden and fitted with a range of wall and base units complemented by contrasting work surfaces. Incorporating a Neff five ring gas hob, double electric ovens, integrated dishwasher, breakfast bar, space for a washing machine and door leading to the rear porch.

**LANDING**

A particularly generous landing area accessed via a carpeted staircase, with Velux window to the stairwell and doors leading to all first floor rooms.

**BEDROOM ONE**

19'9" x 12'11"

A wonderful principal bedroom occupying the first floor, offering a peaceful retreat with carpeted flooring, painted walls, smooth ceiling with spotlighting, Velux windows, fitted wardrobes and access to the en suite shower room.

**EN SUITE SHOWER ROOM**

Fitted with a corner shower enclosure with chrome mixer shower, low level WC and pedestal wash hand basin. Finished with tiled walls, tiled flooring, Velux window and extractor fan.

**BEDROOM FOUR**

7'10" x 13'3"

A further bedroom overlooking the rear aspect, currently utilised as a home office, with painted walls, smooth ceiling, UPVC window, radiator and useful eaves storage.



4 BEDROOMS



2 BATHROOMS



2 RECEPTION ROOMS



ENERGY RATING:

**Information**

- Postcode: CF14 7TT
- Tenure: Freehold
- Council Tax Band: G
- Floor Area: 1423.30 sq ft
- Current EPC Rating:
- Potential EPC Rating:

**OUTSIDE****FRONT**

A private driveway provides off road parking and access to the detached garage with up and over door. The frontage is attractively presented with established planting and mature boundaries.

**REAR**

A particular feature of the property is the superb rear garden. Beautifully established and lovingly maintained, the garden enjoys a wonderful selection of mature plants, shrubs and borders together with patio seating areas, creating an ideal space for outdoor entertaining, relaxation and family enjoyment.

**TENURE**

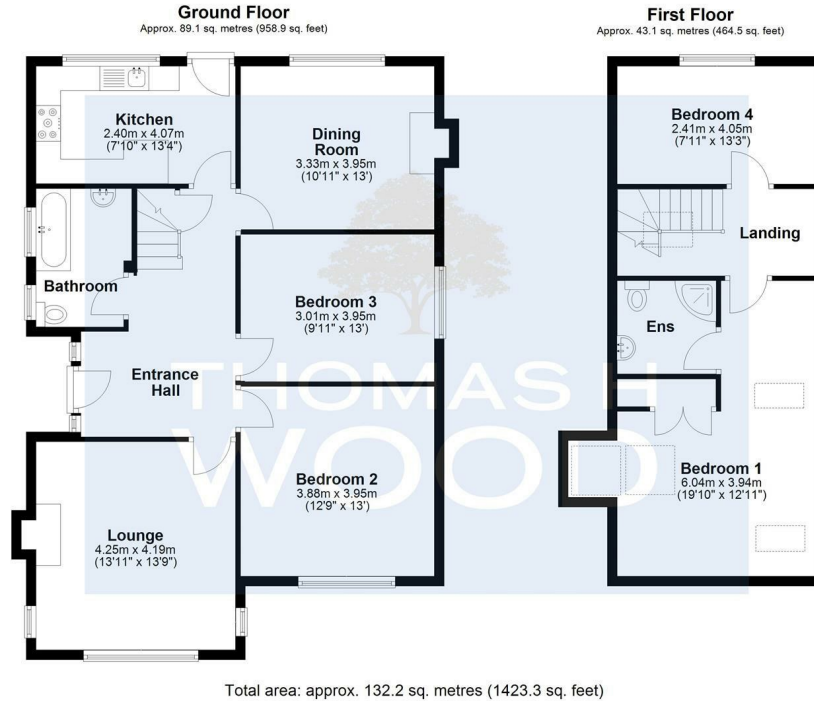
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

**COUNCIL TAX**

Band G





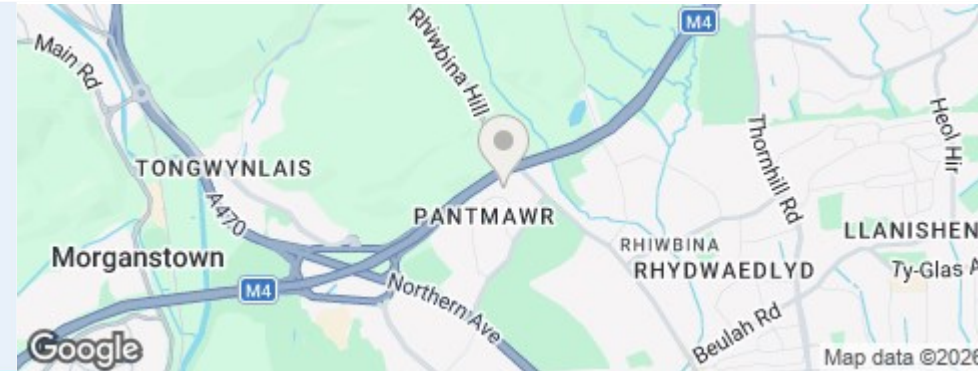


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Situated close to the excellent public transport links, highly regarded schools and the excellent local amenities, this is a rare opportunity to acquire a spacious family home in exceptional condition throughout.

*Thomas H Wood*



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