

10 Ger Y Llan

Cardiff, CF5 6SY

Watts & Morgan



10 Ger Y Llan

St. Nicholas, Cardiff, CF5 6SY

£1,295,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A quite exceptional family property with wonderfully sleek, modern exterior concealing an extremely spacious, family friendly contemporary home with sheltered private garden to the rear.

With accommodation totalling OVER 4000sq ft., includes lounge, study, open plan kitchen/living/dining area with bi-fold doors leading to the rear garden. Also utility room and cloakroom.

Beyond the living space is an integral garage space providing a significant extra room for many and varied uses.

Sheltered, low maintenance garden to the rear with paved patio, astro-turf lawn and summer house. Ample driveway parking to front.







Directions

Cowbridge Town Centre – 4.0 miles

Cardiff City Centre – 5.0 miles

M4 Motorway – 3.0 miles

Your local office: Cowbridge

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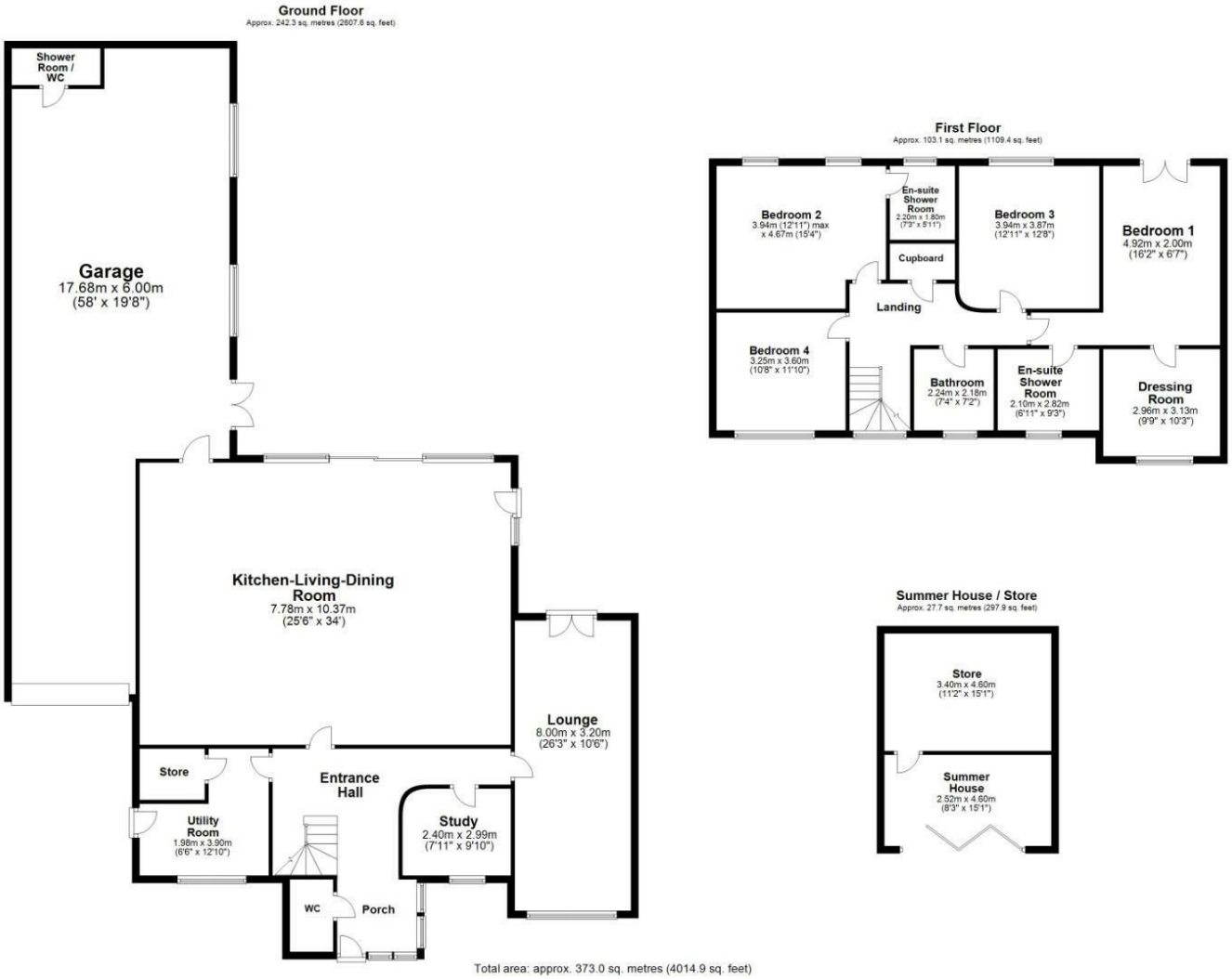


Summary of Accommodation

ABOUT THE PROPERTY

10 Ger Y Llan is an incredible property that must be viewed to be most fully appreciated. Located within this cul-de-sac a short distance beyond the centre of St. Nicholas village. it was dramatically modernised, extended and updated in recent years. It retains a wonderfully contemporary appearance yet provides extremely family-focussed accommodation. From the spacious driveway fronting, a contemporary door leads into a central ground floor hallway from which doors lead to all the principal rooms; a 'floating' wooden staircase with glass balustrading leads to the first floor bedrooms. Additional doors from the hall opening to a cloakroom and to a utility room. Looking over the driveway is a study, complete with fitted stylish desk units. Beyond this is the family lounge, a dual aspect room with a window to the front and double doors leading to the rear garden. To the very heart of the home is an extremely impressive kitchen-living-dining room of great proportions including kitchen area with island and breakfast bar, ample seating room and space for a large family sized dining table and chairs. Sliding doors open from the dining area into the rear garden. The kitchen itself includes a most comprehensive range of quality units and 'Bosch' appliances, where fitted, are to remain throughout. Also boiling water tap and filtered cold water tap.

To the first floor, landing area has doors leading to all four bedrooms and to the family bathroom. The largest, principal bedroom includes its own dressing room with fitted storage and an adjacent en suite shower room with twin hand basins. Second guest bedroom has its own en suite while bedrooms three and four both share use of the stylish, contemporary bathroom.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

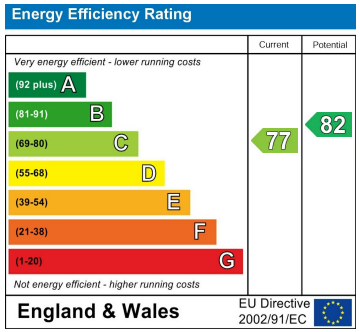
Garden & Grounds

10 Ger Y Llan has an extensive parking area fronting the property with the paving continuing to the side of the property to a sheltered car port area from which there is access into the garage space. The garage space itself is quite a superb additional area which can be utilised for garaging but has considerable potential to be used for many and varied other purposes. To the rear of the property is a low maintenance garden of a sleek and contemporary design. An expansive paved patio area accessed from both the family lounge and the kitchen/living/dining space leads, in turn, onto a larger astro-turf lawn overlooked, to one end, by a Summer House.

Additional Information

Freehold. All mains services connect to the property. Gas-fired central heating. CCTV system to remain. Council Tax: Band H





Scan to view property



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