



mr
homes

Cowbridge Road West, Cardiff, South Glamorgan. CF5 5BY

- NO CHAIN
- LARGE DRIVEWAY TO FRONT
- LUXURIOUS FAMILY BATHROOM
- FANTASTIC OPEN PLAN KITCHEN/DINER/LIVING ROOM
- TIMBER CABIN OUTBUILDING
- EXTENDED SEMI-DETACHED
- 3 BEDROOMS
- GUEST WC
- EASY ACCESS TO TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS & AMENITIES



PROPERTY DESCRIPTION

Discover this stunning extended three-bedroom semi-detached house, perfectly combining modern living with ample space and convenience. Boasting a large driveway to the front, this property benefits from a fantastic open plan kitchen/diner/living area, a luxurious family bathroom, and a guest WC, all presented in excellent condition and offered with no onward chain. Ideal for families or professionals looking for a spacious home with easy access to local amenities and transport links, this property truly offers the best in comfortable and stylish living.

Upon entering, you are greeted by a spacious reception room that serves as a cozy, flexible living space ideal for relaxing or entertaining guests. The true heart of the home is the fantastic open plan kitchen, diner, and living area, extended to create a bright and airy environment filled with natural light. This versatile room accommodates modern appliances and offers ample space for dining and lounging, perfect for family gatherings or social occasions.

The property features three well-proportioned bedrooms, providing versatility for growing families, home offices, or guest rooms. Each room benefits from plenty of natural light and offers comfortable living space with practical storage solutions. The luxurious family bathroom adds a touch of indulgence, fitted with high-quality fixtures and a contemporary design to create a peaceful and stylish retreat. Additionally, a convenient guest WC complements the bathroom and enhances the home's functionality.

Outside, the large driveway provides ample off-road parking for multiple vehicles, a rarity in this sought-after area. The rear garden features a timber cabin outbuilding—ideal for use as a home office, studio, or additional storage—adding to the property's versatility and appeal. The garden space itself offers a private and secure outdoor area, perfect for children to play or for alfresco dining in warmer months.



ROOM DESCRIPTIONS

Outside Front

Driveway laid to concrete providing parking for several vehicles; steps laid to concrete lead to Entrance Porch; area to side laid to paving slabs leads to timber side gate providing access to Rear Garden and Outbuilding

Entrance Porch

3' 7" x 7' 1" (1.09m x 2.16m) Accessed via uPVC front door with leaded and obscured DG panels; laminate flooring; partly tiled walls; radiator; 2 x uPVC leaded and obscured windows, one to side, one to rear; glazed panel doors provides access to Entrance Hall/Home Office

Entrance Hall/Home Office

4' 11" x 12' 7" (1.50m x 3.84m) Laminate flooring continues; radiator; space for Home Office; access to Living Room and Kitchen; carpeted stairs rise to First Floor; uPVC part leaded DG window to front

Living Room

11' 5" x 12' 8" (3.48m x 3.86m) Laminate flooring continues; radiator; cupboard housing electricity meter and RCD Consumer Unit; window seat; uPVC part leaded DG window to front

Guest WC

2' 9" x 4' 3" (0.84m x 1.30m) Tiled flooring; fully tiled walls; WC; vanity unit housing sink and Roca mixer tap; uPVC obscured DG window to side

Kitchen / Living / Dining Area

15' 8" x 19' 10" (4.78m x 6.05m) Single Storey Extension (Cardiff Council Planning Reference: 13/01723/DCH) has created a fabulous open space for the property's high-end kitchen and open plan living/dining area with bi-folding doors opening onto the patio area and northwest-facing rear garden; tiled flooring (with underfloor heating); modern fitted kitchen with matching wall and base units with Quartz worktops over and tiled splash backs; breakfast bar area with matching Quartz worktops; integrated stainless steel sink with mixer tap; integrated Bosch dishwasher; integrated Bosch 5-ring gas hob with fully tiled splash back and Bosch extractor hood over; integrated Bosch double electric fan-assisted ovens; utility area with integrated fish tank; matching units

and Quartz worktops; space and plumbing for washing machine; space for tumble dryer; cupboard housing gas central heating combi boiler: Vaillant ecoMAX; uPVC bi-folding doors provide access to Rear Garden; uPVC obscured DG window to side; 2 x Velux windows to roof of extension

First Floor Landing

3' 9" x 7' 8" (1.14m x 2.34m) Carpeted; central heating control panel; storage cupboard over staircase; access to all Bedrooms and Family Bathroom; uPVC leaded DG window to side; access hatch to loft with attached ladder

Bedroom 1

9' 0" PLUS WARDROBES x 12' 8" (2.74m x 3.86m) Laminate flooring; wall panelling; built-in wardrobes with mirrored doors; uPVC partly leaded DG window to front

Bedroom 2

7' 7" x 9' 2" (2.31m x 2.79m) Laminate flooring; radiator; uPVC DG window to rear

Bedroom 3

6' 5" x 9' 6" (1.96m x 2.90m) Laminate flooring; radiator; uPVC partly leaded DG window to front

Family Bathroom

8' 8" x 4' 2" (2.64m x 1.27m) Tiled flooring (with underfloor heating); fully tiled walls; tiled vanity unit with Quartz worktop incorporating sink with mixer tap and WC; radiator; integrated bath with mixer taps and shower over; integrated TV; uPVC obscured DG window to rear

Rear Garden

Patio area with continuation of tiled flooring, fully tiled low wall with capping stones, steps of matching materials lead up to area laid to lawn with mature trees, shrubs and bushes, and Timber Cabin Outbuilding; timber steps constructed from railway sleepers provide access to side of garden, laid to artificial lawn leading to timber side gate with access to front of property

Timber Cabin Outbuilding

14' 6" x 7' 6" (4.42m x 2.29m) Accessed via double uPVC doors; power and light; uPVC window to front



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years?

No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

Please see Ofcom coverage checkers

Construction Type

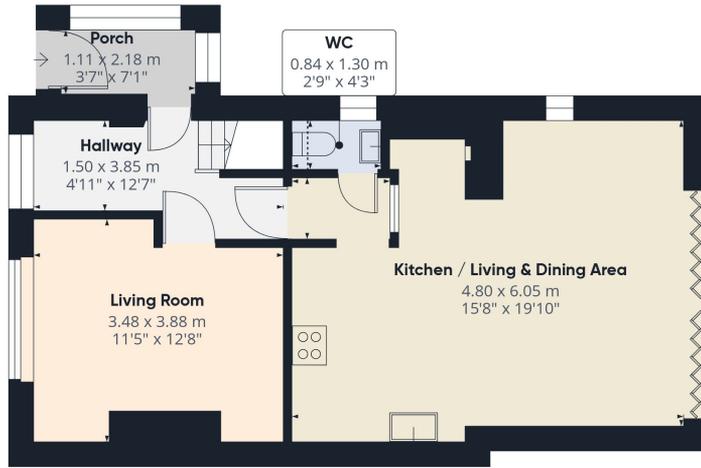
Standard

Existing Planning Permission

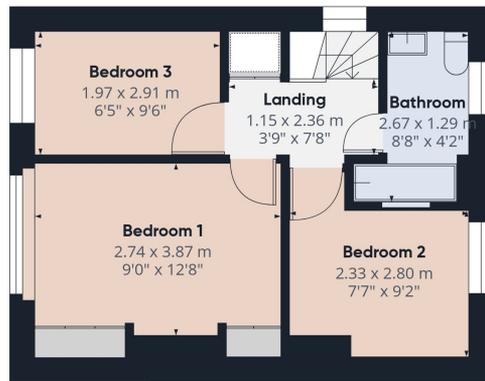
Single Storey Extension. Cardiff Council Planning Reference Number: 13/01723/DCH. Status: Decided. Decision: Permission Granted. Decision Issued Date: Thursday 17th October 2013



FLOORPLAN



Floor 0 Building 1



Floor 1 Building 1



Approximate total area^m

81.5 m²
877 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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