



51 Hampton Court Road, Penylan, Cardiff, CF23 9DH

£465,000 Freehold

pa black



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A stylish detached double fronted four bedroom modern house, built in 1988 by Messrs Llanmore Homes, a well know private developer, completed with a 10 years N H B C guarantee, and occupying a delightful position fronting a small select and quiet close, well away from passing traffic.

This extended and well improved family home includes gas heating with panel radiators (new combi Ideal boiler 2020), hardwood effect PVC double glazed replacement windows, the back elevation replaced in 2010 (Dunraven Windows), whilst the front was replaced in 2006.

Built in attractive rustic facing brick this substantial detached property also includes a truly stunning new 2018 Magnet fully fitted luxury kitchen equipped with bespoke high gloss grey and cream units with solid oak work surfaces, integrated appliances, quality work surfaces and a large central Island unit with breakfast bar.

The well designed versatile living space also includes a spacious lounge, open plan to a formal dining room, a 21 FT family room (formally the garage but now converted and extended) open plan to the kitchen, a separate utility room and a down stairs cloak room.

The first floor comprises four bedroom and two bathrooms, one being ensuite to the master bedroom, and beautifully re-modelled with a stylish white suite in 2017.

A special feature are the superb rear gardens, landscaped and enclosed and comprising a well-established mature main lawn, a outside sun terrace, and a further patio with timber pergola.

The stunning rear gardens also include a pretty ornamental pond with timber bridge over, a useful secure garden store, a side area with comfortable access to the front close, whilst maximum privacy is provided by high timber fencing along three sides.

Other features include stylish chrome light switches and power points, white traditional style panel doors with chrome handles, wood floors, coved ceilings, a spindle balustrade staircase within the main entrance hall, manicured front gardens, and a private front entrance drive. A truly impressive modern family home occupying a lovely position within an established location on a private small select development of detached houses. Must be seen!

Local schools include Marlborough Primary School on Marlborough School and Ysgol Gynradd Howardian Primary School on Hammond Way. Within a short walk is the very popular Wellfield Road shopping centre with its extensive range of local shops and stores including Fab, a ladies fashion shop, Accessory Box which sells a range of fashion accessories, Barclays Bank Plc, Bentleys a café, Central Pharmacy, Cut Above is a unisex hairdresser offering a range of hairstyles, haircare products and other hair services, Derek Freye is a dry cleaners offering a range of cleaning and other clothing and linen services.

Errol Willy is a unisex hairdresser offering a variety of men's and women's hair services, File & Style is a beauty salon providing various pampering services and beauty treatment, Himalaya Restaurant is an Indian restaurant serving a selection of curry and other spicy foods which are traditionally eaten in India, and a new edition is Joe's Ice Cream parlour.





Entrance Porch Open fronted pillared porch, ornamental outside light, paved threshold.

Entrance Hall

Approached via a hardwood effect PVC double glazed front entrance door, part panelled and inset with pretty bevelled leaded glass with matching side screen window leading to a central hall with a single flight carpeted spindle balustrade staircase with dado rail and under stair storage recess, wood flooring, radiator, dado rail, coved ceiling.

Down Stairs Cloak Room

Stylish white suite with part panelled and part ceramic tiled walls comprising shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., wood flooring, stylish chrome vertical towel rail/radiator, sealed double glazed timber casement window to front.

Lounge

14' 4" x 11' 4" (4.37m x 3.45m) Approached from the entrance hall via a white traditional style panel door with chrome handle leading to a principal reception room, inset with an Adam style fireplace with marble hearth and surround, equipped with a stylish chrome electric coal effect fire, part panelled walls beneath a continuous dado rail, coved ceiling, large radiator, hardwood effect PVC double glazed window with outlooks on to the quiet frontage close, archway opening to.....



Dining Room

11' 5" x 8' 8" (3.48m x 2.64m)

Continuous wood flooring, radiator, coved ceiling, double glazed sliding patio doors opening on to the charming landscaped sunny rear gardens.

Kitchen

14' 8" x 8' 10" (4.47m x 2.69m)

Approached from the entrance hall via a white traditional style panel door leading to a truly stunning newly fitted fully refurbished Magnet kitchen with contemporary panel fronted square nosed solid oak work surfaces incorporating a Whirlpool Xelium stainless steel gas hob with five rings including wok burner, clear glass splashback, walls largely finished in attractive colour scheme coordinated mosaic tiles, oak splashback throughout, under mounted white Belfast sink with vegetable cleaner and mixer taps, integrated Xelium fan assisted stainless steel electric oven, glass fronted display cabinets with glass shelves, four integrated neatly concealed pull out trays, integrated Sharpe dishwasher, ample space for an American style fridge freezer, attractive tiled flooring throughout, ceiling with spotlights, Whirlpool stainless steel extractor hood with glass surround, built out cloaks hanging storage cupboard, single archway leading to a utility room, double archway leading to.....



Utility Room

Continuous tiled flooring, solid oak work surfaces, space with plumbing for an automatic washing machine, space for the housing of a tumble drier, matching Magnet panel fronted corner eye level unit, wall mounted Ideal Exclusive gas fired combination central heating boiler, hardwood effect PVC double glazed outer door and side window opening on to and overlooking the charming landscaped private sunny rear gardens.

Family Room

21' 4" x 8' (6.50m x 2.44m)

Open plan to the kitchen, fitted also with a matching Magnet freestanding island unit with solid granite worktops, extensive storage cupboards with deep pan drawers with soft closing facility, integrated wine rack, continuous tiled flooring throughout, two radiators, coved ceiling with spotlights, hardwood effect PVC double glazed window with outlooks on to the quiet frontage close, further PVC hardwood effect double glazed window with a pleasing rear garden outlook.

First Floor Landing

Approached via a single flight carpeted spindle balustrade staircase with dado rail leading to a central landing area, stylish chrome light switches and power points, access to roof space.



Master Bedroom

11' 7" x 11' 7" (3.53m x 3.53m)

PVC double glazed hardwood effect window with outlooks over the quiet frontage close, radiator, full height contemporary mirror fronted wardrobes, stylish chrome light switches.

Ensuite Shower Room

Stunning recently remodelled white suite with ceramic tiled walls and stylish vinyl flooring comprising square shaped ceramic tiled shower cubicle with chrome shower unit including waterfall fitment and hand fitment, clear glass shower door and screen, slim line W.C., contemporary shaped wash hand basin with stylish chrome mixer taps and pop-up waste with a built out vanity unit with white high gloss doors and slim line handles, shaver point, stylish chrome vertical towel rail/radiator, hardwood effect PVC double glazed patterned glass window to front, useful built-in linen/storage cupboard.

Bedroom Two

12' 3" x 8' 2" (3.73m x 2.49m)

Approached from the landing via a traditional style panel door with chrome handle, hardwood effect PVC double glazed window with a pleasing rear garden outlook, radiator, stylish chrome finished light switch.



Bedroom Three

11' 8" x 8' 3" (3.56m x 2.51m)

Approached from the landing via a traditional style panel door with chrome handle, fitted with built out wardrobes, radiator, and PVC hardwood effect double glazed window with a pleasing rear garden outlook, stylish chrome light switch and power points.

Bedroom Four

9' 6" x 8' 5" (2.90m x 2.57m)

Approached from the landing via a traditional style panel door with chrome handle, hardwood effect PVC double glazed window with a rear garden outlook, radiator.

Family Bathroom

White suite with ceramic tiled walls and tiled floor comprising panel bath with chrome mixer taps, chrome shower unit, shower screen, stylish chrome vertical towel rail/radiator, slim line W.C., shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, hardwood effect PVC double glazed obscure glass window to side.



Outside

Front Entrance Drive

Private Tarmac off street vehicular entrance drive.

Front Gardens

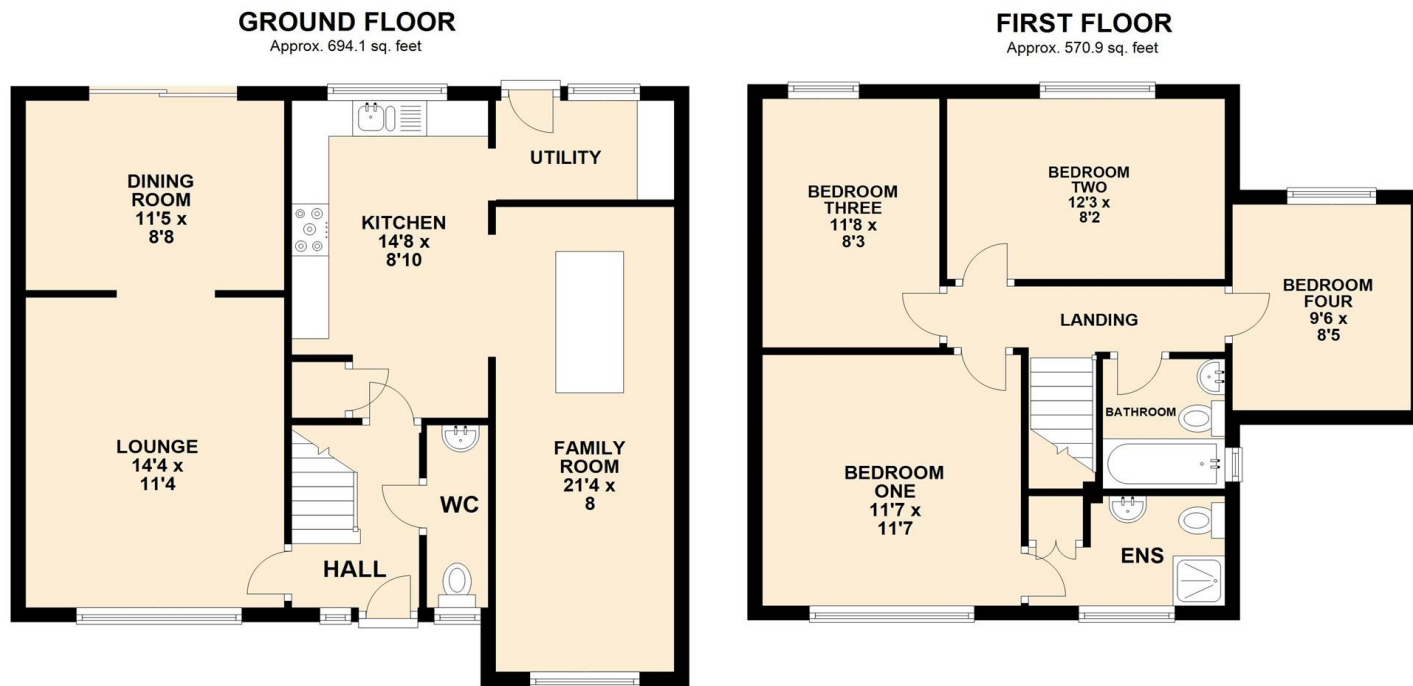
Neatly laid to lawn inset with a circular wood edged flower border and screened to one side by fencing and conifer trees.

Rear Gardens

A truly stunning beautifully landscaped sunny rear garden, laid partly to lawn beyond a wide paved sun terrace, with additional further sandstone paved sun patio with pretty border and wood pergola and matching bridge. Large secure garden store with a paved base positioned in the corner of the rear garden, whilst the rear garden itself enjoys considerable privacy and security by means of high timber panel fencing along three sides. There is also side access to the front drive and gardens.







Total area: approx. 1265.0 sq. feet

BRANCH ADDRESS: 86 Albany Road, Roath, Cardiff, CF24 3RS

EPC Rating: Awaited

Property Ref: ALY303577 - 0001



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