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44 Clos Goch, Pentyrch, Cardiff, CF15 9RA.

£685,000

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A truly imposing modern detached double fronted four bedroom family residence, built in 2017 by Messrs Redrow Homes, to a high specification, forming part of their prestigious Heritage collection, the Balmoral in design, completed with a 10 year N H B C guarantee, and occupying one of the most stunning locations on this small and select residential development. Clos Goch is an exclusive close, and number 44 is located within a further cul de sac, comprising just a small number of high-end detached homes, with wonderful views onto beautiful tranquil protected woodland. This very well designed and versatile family home provides 1800 square feet, with the special advantage of a double width private drive, and a large double garage (18'6 x 18'5), complete with CV electric car charger point. The stylish living space includes an elegant pillared open fronted porch which leads into a spacious central entrance reception hall, with composite front door and a spindle balustrade staircase. Off the hall is a large downstairs cloak room with a stylish white suite, a super-sized open plan kitchen and dining room (23'6 x 11'5), complete with double glazed bi-folding doors which open onto a beautifully mature landscaped garden with wide private sun terrace and a manicured lawn. The ground floor living space also includes a capacious lounge (21'6 x 12'6), a utility room and a separate sitting room/snug/home office (13'8 x 10'4). The first floor comprises a gallery landing, a large master bedroom (15'1 16'2) equipped with stylish fitted wardrobes along one wall, a wide and charming splayed bay with wonderful views across woodland, and a large modern contemporary ensuite shower room (9'7 x 5'10). There are three further double sized bedrooms and a further two stylish bathrooms, one being ensuite to guest bedroom two. The property benefits gas heating with panel radiators, stunning PVC

double glazed composite windows and outer doors, white traditional style internal doors, porcelain tiled floors, and a quality Symphony style kitchen with integrated appliances including a Smeg five ring induction hob with matching canopy extractor hood, a Smeg dishwasher, two larder fridge freezers, and a Smeg electric oven and separate grill. The location of this very modern home is truly superb, totally tranquil, private, and away from passing traffic. The property also includes truly stunning panoramic elevated views across the Garth Mountain Valley, simply spectacular. Must be seen!

Pentyrch Pentyrch Village is a beautiful charming semi-rural village located on the outskirts of Cardiff, and has its shopping centre and facilities, whilst still within easy driving distance to Cardiff via Llantrisant Road connecting to Llandaff, Pontcanna, Radyr and the city centre. Pentyrch Village enjoys access via Pentyrch Hill directly on to the A 470 enabling fast travel from east to west Cardiff, Newport and the M4, whilst off Llantrisant Road there is a further M4 link providing fast access to Swansea and West Wales. Pentyrch has its own Primary school and is situated within the catchment area of Radyr High school, one of Cardiff's finest comprehensive schools. There are also thriving Rugby, Football, Tennis, Cricket, Bowls, and Squash Clubs.

Ground Floor Entrance Porch

Open fronted pillared porch with paved threshold and stone side borders.

Entrance Reception Hall 13' x 9' 4" (3.96m x 2.84m) Approached via a composite part panelled part double glazed front entrance door with dark black door furniture and security eye hole, opening into a central hall with porcelain stone tiled floor, a wide carpeted single flight staircase leading to the first floor landing, a leaded PVC double glazed window with a front outlook onto the quiet frontage close and onto woodland, radiator, useful under stair cloaks hanging cupboard.





Downstairs Cloakroom

Modern white suite comprising slimline w.c, corner mounted wash hand basin with tile splashback, porcelain stone tiled floor, radiator, ceiling with spotlights, air ventilator.

Sitting Room

13' 8" x 10' 4" (4.17m x 3.15m) Independently approached from the entrance hall via a white traditional style panel door leading to a versatile reception room ideal as a sitting room or snug or potentially a home office if required. Inset with a wide splayed bay with PVC double glazed leaded windows with outlooks onto the quiet frontage close and onto mature protected woodland. Porcelain stone tiled flooring, radiator.

Lounge

21' 6" x 12' 6" (6.55m x 3.81m) Independently approached from the entrance reception hall via a white traditional style panel door leading to a sizeable principle reception room, inset with a contemporary log effect fire, further PVC double glazed window with a pleasing rear garden outlook, two radiators, PVC double glazed leaded window to front with outlooks onto the quiet frontage close and onto mature protected woodland. Double white traditional panel doors opening into...



Kitchen And Dining Room

23' 6" x 11' 5" (7.16m x 3.48m) Beautifully fitted with an extensive range of stylish contemporary floor and eye level units with slimline handles and square nosed work surfaces incorporating a Smeg five ring induction hob with stainless steel surround and Smeg canopy style extractor hood. Double bowl stainless steel sink with chrome mixer taps and drainer, integrated Smeg fan assisted electric oven with separate grill, pull out full height spice shelf larder unit, integrated Smeg dishwasher, soft closing doors and drawers, custom made cutlery compartments, two fully integrated larder fridge freezers, porcelain stone tile flooring throughout, ample space for a large dining table and eight chairs, double radiator, electric plinth heater, ceiling with spotlights, PVC double glazed window with a pleasing rear garden outlook, double glazed bi folding doors opening onto a wide sun trap sun terrace with lawned gardens beyond. Further white traditional independent panel door providing direct access into the entrance hall.

Utility Room

6' x 5' 4" (1.83m x 1.63m) With matching floor and eye level units with square nosed worktops and a stainless steel sink unit with mixer taps and drainer, space for the housing of a tumble dryer, space for the housing of a washing machine, large eye level unit housing an Ideal gas combi central heating boiler, continuous porcelain stone tiled floor, radiator, air ventilator, double glazed part panelled outer door providing access onto the private side driveway.



First Floor Landing

Approached via a carpeted single flight spindle balustrade staircase with handrail leading to a large spindle balustrade central landing area, with access to roof space, radiator, and a built-in airing cupboard housing a large unvented Therma Evocyl hot water system providing neutral pressure for the bathrooms when they're all being used. Full height built in airing cupboard with shelving.

Master Bedroom One

16' 2" x 15' 1" (4.93m x 4.60m) A very generous well designed master bedroom, inset with a wide splayed bay with leaded PVC double glazed windows with outlooks onto the quiet frontage close and directly onto protected woodland. Radiator, full range of contemporary full height fitted wardrobes.

En Suite Shower Room

9' 7" x 5' 10" (2.92m x 1.78m) Independently approached from the master bedroom via a white traditional style panel door leading to a stylish contemporary shower room with triple length walk in wet room style shower with large clear glass shower screen and chrome ceiling waterfall fitment. Shaped mounted wash hand basin with chrome mixer taps and pop-up waste, slimline w.c, ceiling with spotlights, air ventilator, stylish chrome vertical towel rail/radiator, patterned glass leaded PVC double glazed window to front.



Guest Bedroom Two

13' 1" x 12' (3.99m x 3.66m) Independently approached from the landing via a white traditional style panel door leading to a good size double bedroom equipped with a clear glass PVC double glazed window with a pleasing outlook over the beautifully landscaped rear gardens, radiator.

En Suite Shower Room

Stylish contemporary modern white suite comprising double size shower cubicle with ceramic tile walls, chrome shower unit and clear glass shower door and screen, Shaped pedestal wash hand basin with chrome mixer taps and pop up waste, slimline w.c, tiled floor, chrome vertical towel rail/radiator, patterned glass PVC double glazed window to rear, air ventilator, shaver point, ceiling with spotlights.

Bedroom Three

12' 6" x 10' 3" (3.81m x 3.12m) Independently approached from the landing via a white traditional style panel door leading to a further double sized bedroom equipped with a PVC double glazed clear glass window with a pleasing outlook across the landscaped rear gardens, radiator.

Bedroom Four

11' 1" x 10' 10" (3.38m x 3.30m) Independently approached from the landing via a white traditional style panel door leading to a further double size bedroom inset with a white PVC double glazed leaded window with outlooks onto the quiet frontage close and onto protected woodland, radiator.



Family Bathroom

7' 6" x 7' 4" (2.29m x 2.24m) Independently approached from the landing via a white traditional style panel door leading to a stylish contemporary modern white suite with ceramic tile walls and tiled floor comprising slimline w.c, panel bath with chrome mixer taps, pop up waste, chrome shower unit and clear glass shower screen, wall mounted pedestal wash hand basin with chrome mixer taps and pop up waste, patterned glass PVC double glazed window to rear, ceiling with spotlights, air ventilator, shaver point, stylish chrome vertical towel rail/radiator.

Outside Front Garden

Neatly laid to lawn edged with borders of shrubs and plants.

Rear Garden

A beautifully landscaped sunny rear garden comprising of a full width sandstone paved sun terrace enjoying considerable privacy with a main lawn beyond, divided by low picket fencing and including a raised flower border to the rear with mature shrubs and plants providing a screen of privacy. The rear garden is enclosed by timber fencing to afford privacy and security and inset with a garden gate providing direct access onto the private driveway.

Double Garage

18' 6" x 18' 5" (5.64m x 5.61m) Semidetached brick and block built double garage approached via an up and over double door, electric power and light, useful open roof storage area.







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