

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19 Ffordd Mograig, Llanishen, Cardiff, CF14 5EW.

£575,000



A stylish contemporary five double bedroom, four bathroom, linked detached, three storey modern family house, built in 2007 by Messrs Barratt Homes, a reputable firm of National House Builders, to a high specification, and completed with a 10-year NHBC guarantee. This impeccable property fronts a quiet private residential road, away from busy passing traffic, yet well placed within walking distance to Rhiwbina Garden Village and four very well-regarded primary schools including Heol Llanishen Fach, Coed Glas, Ton-yr-Ywen, and Birchgrove.

This very spacious family house benefits gas heating with a Hive system, and panel radiators and an unvented Tribune hot water cylinder which enable neutral water pressure even if all four bathrooms are being used at once, PVC double glazed windows, stylish contemporary oak panelled internal door, porcelain tiled floors, and a stunning new composite front door with dark black door furniture. Recently the vendors have acquired highways permission to install a drop kerb which would add parking for two-three cars within the front garden.

The property already has a private drive behind the house and a single garage, approached from a private car park accessed just round the corner.

The well-designed living space provides 1746 with generous well proportion rooms throughout including a central hall, a large lounge (24'0 x 11'7) inset with a bay window, a contemporary fireplace and PVC double glazed French doors which open onto the gardens.

The accommodation also includes a separate formal dining room, a down stairs cloak room, a fitted kitchen/breakfast room with integrated appliances, a bay window and space for the housing of a table and four chairs, a utility room, whilst on the first floor there are three double sized bedrooms, and three bathrooms, two being ensuite, whilst on the second floor there are two further double bedrooms and a fourth bathroom. A very versatile house in a great location, must be seen!

Entrance Hall

Approached by a stylish modern contemporary composite part double glazed and part panelled front entrance door, fitted with dark black door furniture, and leading into a central hall, with porcelain tiled floor, radiator with casement cover, carpeted single flight spindle balustrade staircase, under stair recess. Useful built in cloaks hanging cupboard.

Downstairs Cloak Room

Modern white suite, slim line wc, shaped wall mounted wash hand basin with chrome taps, ceramic tiled splash back, radiator, air ventilator, porcelain tiled floor.

Lounge

24' x 11' 7" (7.32m x 3.53m)

Approached from the entrance hall via a contemporary oak panelled door, leading into a large principal reception room, with a bay window with white PVC double glazed units overlooking the quiet frontage road. White PVC double glazed French doors open onto a level enclosed low maintenance rear garden, two radiators. Contemporary fireplace.

Dining Room

10' 7" x 11' (3.23m x 3.35m) Approached from the entrance hall via a contemporary oak panelled door, with a bay window with white PVC double glazed units overlooking the quiet frontage road, radiator.





Kitchen Breakfast Room

14' 3" x 10' 7" (4.34m x 3.23m) Approached from the entrance hall via a contemporary oak panelled door. Well fitted along two sides with a range of panel fronted floor and eye level units, with stylish handles and laminate work surfaces, inset with a stainless steel sink with mixer taps, vegetable cleaner and drainer, integrated five ring gas hob including a wok burner, integrated Candy fan assisted electric over with separate grill, integrated Bush dishwasher, integrated Hotpoint fridge freezer. Ceramic tiled floor, ceramic tiled walls, glass fronted eye level display cabinets, wine rack, radiator. Space for a table and four chairs, bay with white PVC double glazed windows overlooking a level enclosed low maintenance rear garden.

Utility Room

6' x 6' 7" (1.83m x 2.01m) Approached from the kitchen via a contemporary oak panelled door. Well fitted with matching floor and eye level units, one housing a Icos gas boiler, laminate work tops, inset with a stainless-steel sink unit with drainer, part ceramic tiled walls, ceramic tiled floor. Space for both a washing machine and a tumble dryer. Air ventilator, Radiator, Part panelled and part double glazed outer door opening onto the rear gardens.

First Floor

Approached by a single flight spindle balustrade carpeted staircase, leading to a central landing.



Master Bedroom

15' 6" x 10' 7" (4.72m x 3.23m) Approached from the landing via a contemporary oak panelled door. Generous master bedroom with a radiator and a white PVC double glazed window with outlooks across the quiet frontage road.

Ensuite

Modern white suite, comprising large ceramic tiled shower cubicle, with chrome shower fittings and a clear glass shower door, slim line wc, two matching mounted wash hand basins, each with chrome mixer taps, and a ceramic tiled splash back, housed within a built-out vanity unit with white high gloss doors, and stylish handles. Radiator, air ventilator, PVC double glazed patterned glass window to rear. Built in airing cupboard housing a large unvented hot water cylinder (Range Tribune HC excellence).

Guest Bedroom Two

12' 3" x 11' 6" (3.73m x 3.51m) Approached from the landing via a contemporary oak panelled door. A further double sized bedroom with a white PVC double glazed window with outlooks across the quiet frontage road. Radiator,



Ensuite Shower Room

Modern white suite comprising ceramic tiled shower cubicle with chrome fittings and a clear glass shower door, mounted shaped wash hand basin with chrome mixer taps and pop up waste, housed within a built out vanity unit with white high gloss doors and slim line handles, part ceramic tiled walls, tiled floor, slim line wc, radiator, air ventilator, patterned glass window to front.

Bedroom Three

11' 6" x 9' (3.51m x 2.74m) Approached from the landing by a contemporary panel door, leading to a further good sized third bedroom, radiator, full height fitted modern wardrobes, PVC double glazed window with outlooks across the rear gardens.

Family Bathroom

Modern white suite, walls part ceramic tiled, porcelain tiled floor, comprising panel bath with hand grips and chrome mixer taps, shaped mounted wash hand basin with ceramic tiled splash back, chrome mixer taps, housed within a built out vanity unit with white high gloss doors and slim line handles, slim line wc, radiator, air ventilator, patterned glass PVC double glazed window to rear, shaver point.

Second Floor Landing

Approached by a carpeted returning spindle balustrade staircase leading to a central landing with space for the housing of a desk of chairs, access to roof space, velux double glazed window to rear, useful built in single wardrobe.



Bedroom Four

15' 5" x 11' 8" (4.70m x 3.56m) Approached from the landing by a contemporary panel door, leading into a large double sized bedroom inset with a small square bay providing an extra space measuring 2'10 width x 1'6 depth and inset with white PVC double glazed window with elevated outlooks across the quiet frontage road, two radiator, velux double glazed window with black out blind to rear.

Bedroom Five

10' 2" x 9' 2" (3.10m x 2.79m) Approached from the landing by a contemporary panel door, radiator, inset with a small square bay providing an extra space measuring 2'10 width x 1'6 depth and inset with white PVC double glazed window with elevated outlooks across the quiet frontage road, access to a useful eaves roof space storage space.

Family Shower Room

7' 7" x 6' (2.31m x 1.83m) Approached from the landing by a contemporary panel door, modern white suite part ceramic tiled walls, porcelain tiled floor, comprising ceramic tiled shower cubicle with chrome fittings, and a clear glass shower door and screen, mounted shaped wash hand basin with chrome mixer taps and pop up waste, with a ceramic tiled splash back, housed within a built out vanity unit with high gloss doors and slim line handles, slim line wc, radiator, shaver point, velux double glazed window to rear.



Front Gardens

Level and laid to stone with a paved entrance path, approached by a decorative garden gate, all enclosed by matching railings. The vendors have obtained full planning from the council -highways to allow the addition of a drop kerb access to be completed which would provide parking for 2-3 cars, increasing private parking for this house.

Rear Gardens

Level and enclosed low maintenance rear garden partly laid to an astro turf lawn, and inset with a paved sun patio, all afforded both security and privacy by means of brick-built boundary walls and timber fencing and inset with a garden gate that opens onto a private entrance drive.

Entrance Drive

Private entrance drive that's leads to the single garage, approached from a private car park which is maintained at a cost to the specific residents of £280 pa. There is ample parking for both residents and visitors with this car park and it is located just behind the property.

Garage

Single garage, brick and block built with an up and over door, pitched roof with useful storage space, electric power, and light. Located immediately behind the rear gardens.







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