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Shorkot House, Ty'r Winch Road, Old St. Mellons, Cardiff, CF3 5UX.

£580,000



A substantial modern detached double fronted four bedroomed family home, built circa. 1986 by a private local builder for his own occupation, constructed with cavity facing brick, outer walls with upper reliefs of Tyrolean render, inset with replacement PVC double glazed windows, all beneath a pitched manufactured slate roof.

This substantial family home fronts highly sought after Ty'r Winch Road, approached via a gated entrance drive with side lawns and block paving leading to an imposing house, beautifully fitted and refurbished in recent years by the current owners to include modern PVC replacement double glazed windows, solid oak traditional style panel internal doors, chrome finished lights switches and power points many with USB points, a supersized open plan kitchen and dining room(21ft Max x 19ft) imported from Germany and constructed from solid oak, with an extensive range of Neff appliances including a five ring gas hob, a canopy style extractor hood, a Neff steam oven, a Neff microwave combi oven, two further fan assisted electric ovens, a Neff integrated dishwasher, an integrated wine cooler and an integrated fridge freezer. A double bowl ceramic sink includes a kettle tap, a power jet mixer tap and a waste disposal unit.

Throughout the kitchen there are soft closing doors and drawers, corner carousel units, recycle bin units, eye level glass cabinets with glass shelves and spotlights, solid granite worktops and Quartz granite floors.

Within this open plan kitchen dining room there is a dining area with ample space for a large table and eight chairs with solid oak floor and contemporary fireplace.

The ground floor living space also includes an entrance reception hall with a downstairs cloakroom with a modern white suite, a separate snug/sitting room approached from the dining area, a utility room, a large principle through lounge with bay window and log burning stove, and a PVC double glazed conservatory with a cavity brick plinth outer wall and French doors plus glass roof.

The manicured rear gardens are totally private, sunny and level having had approximately £26,000 spent over the years, the privacy however is exceptional.

The first floor comprises four double sized bedrooms and two bathrooms, both modern, one being an en suite to the master bedroom. Other features include gas heating with may contemporary radiators and a large Worcester combi boiler, and a returning spindle balustrade carpeted staircase with half landing.

A Hive central heating programmer has also been installed. This impressive property must be seen and provides exceptionally good quality living space and a highly regarded private residential road.

Ground Floor Entrance Porch

Wide open fronted pillared porchway, under cover with paved threshold and outside light plus log store space.

Entrance Reception Hall

18' x 6' 1" (5.49m x 1.85m) Approached via a hardwood double glazed part panelled front entrance door with privacy screen side windows leading into a central hall with an impressive, tiled floor and a wide carpeted returning spindle balustrade staircase with a useful under stair storage cupboard, wall mounted Hive controls. Contemporary radiator, high cornice ceiling with ceiling rose.





Downstairs Cloakroom

Modern white suite with walls part ceramic tiled, an impressive tile floor comprising pedestal wash hand basin with mixer taps and pop-up waste, slimline w.c, contemporary radiator, PVC double glazed patterned glass window to rear, cornice ceiling, cloaks hanging space.

Open Plan Kitchen/Dining Room

21' Max x 19' (6.40m Max x 5.79m) Well fitted with an extensive range of solid oak panel fronted floor and eye level units with characteristic handles imported from Germany, with solid granite worktops incorporating a ceramic Villeroy and Boch Belfast style sink with chrome power jet mixer taps and a large vegetable cleaner with an insinkerator waste disposal unit. Hot and cold additional mixer taps. Integrated five ring Neff gas hob including wok burner beneath a canopy style extractor hood, matching chrome light switches and power points with built in USB points, integrated wine cooler, two integrated fan assisted electric ovens with additional Neff combi microwave and steam oven, integrated fridge freezer, pull out full height larder unit/spice shelves, integrated Neff dishwasher, drawers with soft closing and custom made cutlery compartments, deep pan drawers, corner units with carousel shelving, two dresser units and two further matching eye level display cabinets with glass shelves and internal lighting, integrated recycle bins, Quartz granite tile floor, fly shelf with spotlights, ceiling with spotlights, PVC double glazed window with a pleasing rear garden outlook, further large PVC double glazed window with a side garden outlook, dining area with oak flooring and contemporary



character fireplace with living flame coal effect gas fire, an ample space for the housing of a large dining table and eight chairs. Cornice ceiling with ceiling rose, double radiator, further PVC double glazed window with outlooks across the gated front entrance drive.

Utility Room

13' 10" x 5' 6" (4.22m x 1.68m) Independently approached from the kitchen via an oak traditional style panel door, fitted along one side with modern panel fronted floor and eye level units in white, space for housing of a further fridge freezer, space with plumbing for a washing machine, space for the housing of a tumble dryer, large freestanding combi Worcester gas central heating boiler, PVC double glazed patterned glass window to side.

Sitting Room/Snug

14' x 12' 9" (4.27m x 3.89m) Independently approached from the dining room via an oak traditional style panel door leading to a very versatile reception room with a large PVC window with outlooks across the gated front entrance drive, double radiator, cornice ceiling with ceiling roses, high level unit housing modern electrical distribution/consumer unit.

Lounge

25' 10" x 11' 8" (7.87m x 3.56m) Independently approached from the entrance hall via an oak panelled traditional style door leading to a charming principal lounge inset with a cast iron log burner with tiled hearth and mantel, pretty splayed



bay with PVC double glazed windows with outlooks onto the gated entrance drive and front garden, two double radiators, cornice ceilings with ceiling roses, PVC double glazed French doors opening into...

Conservatory

9' 4" x 9' (2.84m x 2.74m) Constructed with a cavity brick plinth outer wall, surmounted with white PVC double glazed windows inset with a PVC double glazed French door that opens onto the rear gardens, all beneath a PVC double glazed clear glass roof. Electric wall lights, radiator, power points.

First Floor Landing

Approached via a wide returning spindle balustrade carpeted staircase leading to a central main landing with white PVC double glazed window with a pleasing rear garden outlook, access to roof space, radiator, large built in full height full width linen cupboard with multiple shelving.

Master Bedroom One

14' 6" x 11' 9" (4.42m x 3.58m) Approached independently from the landing via an oak traditional style panel door, a master bedroom inset with a wide splayed bay with PVC double glazed windows with outlooks across the frontage gardens and over the gated entrance drive, double radiator, ceiling with spotlights.

En Suite Bathroom

7' 7" x 7' 2" Min (2.31m x 2.18m Min) Modern white suite with walls largely ceramic tiled comprising jacuzzi bath, w.c



with concealed cistern, wall mounted wash hand basin with chrome mixer taps and pop up waste, separate fully ceramic tiled shower cubicle with chrome shower unit including hand fitment and waterfall fitment, air ventilator, clear glass shower door. Vertical radiator/towel rail, ceiling with spotlights, patterned glass PVC double glazed window to front.

Bedroom Two

12' x 9' 2" (3.66m x 2.79m) Approached independently from the landing via an oak traditional style panel door, range of fitted full height wardrobes, radiator, PVC double glazed window with outlooks over the gated front entrance drive and gardens.

Bedroom Three

11' 8" x 9' 9" (3.56m x 2.97m) Approached independently from the landing via an oak traditional style panel door, inset with a PVC double glazed window with a pleasing rear garden outlook, range of fitted wardrobes, radiator.

Bedroom Four

11' 6" x 7' 6" (3.51m x 2.29m) Approached independently from the landing via an oak traditional style panel door, this fourth bedroom is a further double and is inset with a PVC double glazed window with a pleasing rear garden outlook and equipped with a radiator.

Family Bathroom

Modern white suite with ceramic tiled walls and ceramic tile floor comprising shower bath with chrome mixer taps, pop



up waste, Mira shower unit with clear glass shaped shower screen, w.c, shaped pedestal wash hand basin with mixer taps and pop up waste, ceiling with spotlights, air ventilator, patterned glass PVC double glazed window to rear, stylish chrome vertical towel rail/radiator, approached from the landing via an oak traditional style panel door.

Outside Gated Entrance Drive

Private off street gated front entrance drive, block paved and providing ample off-road private parking.

Front Gardens

Decorative and laid to lawn enclosed by characteristic railings to afford privacy and security.

Rear Garden

Beautifully landscaped level and totally private, comprising of a large Indian sandstone paved L shaped patio terrace with slate borders and raised flower beds with railway sleepers, neat lawn beyond edged with mature shrubs and plants and all enclosed by block-built boundary walls along three sides surmounted with timber panel fencing to afford maximum privacy and security. Outside lights and CCTV cameras, outside water tap, access to a further side garden with a decorative garden gate that provides immediate access to the front driveway. Additional side garden water tap.

Garden Store

Neatly housed within the rear garden is a solid constructed outside store with PVC double glazed courtesy door and outside power points and privacy glass PVC window.

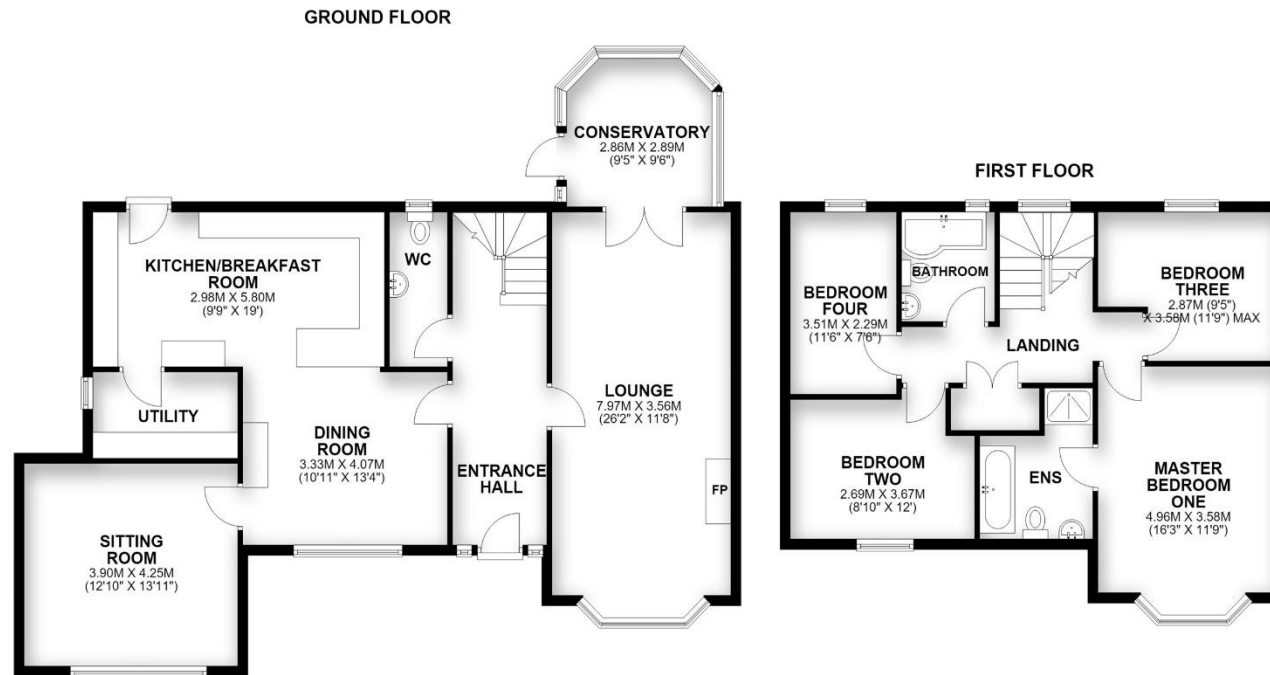






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