



19 Ollivant Close, Cardiff

£550,000

A beautifully presented and exceptionally spacious, extended five bedroom detached family home in the sought after area of Danescourt being a short distance from local amenities and transport links. Entrance hallway, cloakroom, lounge, kitchen and breakfast room opening plan with the dining and sitting room, trifolding doors along two walls opening these rooms to the delightful rear garden, utility room and playroom/study. To the first floor are five bedrooms, bedroom one with dressing room/walk in wardrobe and ensuite bath and shower room, bedroom two also has an ensuite shower room and there is a separate family shower room. Gas central heating. Double glazing. South westerly facing rear garden comprising paved patio and lawn. Low maintenance enclosed side garden. Wide driveway to front leading to the larger than average single garage. EPC Rating: D

Council Tax band: TBD

Entrance Hallway

Approached via a composite entrance door leading to the large entrance hallway. Large amount of Understairs storage. Quality LVT flooring.

Cloakroom

Quality white suite comprising low level wc and vanity wash basin with storage below. Wall tiling to half height. Window to front. Extractor fan. Chrome heated towel rail. Quality LVT flooring.

Lounge

14' 7" x 13' 1" (4.44m x 3.99m)
With large window to front, an excellent sized primary reception. Radiator.

Kitchen And Breakfast Room

19' 11" x 12' 0" (6.07m x 3.66m)
An exceptional modern fitted kitchen well appointed along three sides in white high gloss fronts beneath woodgrain effect mate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring hob with concealed cooker hood above. Integrated oven and grill. Integrated eye level microwave. Integrated dishwasher. Large central island with an abundance of storage. Matching range of eye level wall cupboards. Quality LVT flooring. Window to rear. Tiled splash back. Chrome radiator. Recessed spotlights. Large opening to the dining and sitting room.

Dining And Sitting Room

22' 3" x 12' 9" (6.79m x 3.89m)
With one side catering for family dining and enjoying tri folding doors along two sides opening the room to the exceptionally garden. Recessed electric blinds above doors. The other side of the room caters for a snug/sitting room. Television recess. Quality LVT flooring. Radiator.

Playroom/Study

12' 3" x 10' 11" (3.73m x 3.34m)
A further versatile reception with aspect to front. Quality LVT flooring. Radiator.

Utility Room

8' 6" x 7' 3" (2.60m x 2.22m)
With units and worktop above. Inset stainless steel sink with side drainer. Tiled splash back. Matching range of eye level wall cupboards. Space for fridge freezer. Plumbing for washing machine. Wall mounted 'Ideal' combi gas central heating boiler. Door to side garden. Quality LVT flooring.

First Floor Landing

Approached via an easy rising staircase leading to the first floor landing. Access to boarded roof space via a drop down ladder with shelving and lighting. Linen storage cupboard with shelving.

Bedroom One

14' 1" x 10' 11" (4.28m x 3.34m)
Overlooking the entrance approach, an excellent sized primary bedroom. Radiator. Door to dressing room/walk in wardrobe.

Dressing Room/ Walk In Wardrobe

10' 11" x 4' 11" (3.34m x 1.49m)
With upper and lower hanging rails to two sides. Two additional fitted wardrobes. Door to ensuite.

Ensuite Bath And Shower Room

10' 11" x 6' 4" (3.32m x 1.94m)
A sizeable ensuite bath and shower room with white suite comprising low level wc, wash hand basin, large walk in shower cubicle with chrome shower above. Tile panelled bath with central taps. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to rear. Chrome heated towel rail. Extractor fan. Under floor heating.

Bedroom Two

13' 7" x 10' 9" (4.13m x 3.27m)
An excellent sized ensuite bedroom overlooking the entrance approach. Range of fitted bedroom furniture to one side including wardrobes and drawers. Radiator. Door to ensuite.

Ensuite Shower Room Two

Quality white suite comprising low level wc, vanity wash basin with storage below and quartz surface above. Large shower cubicle with chrome shower. Tiled flooring. Wall tiling to shower area. Obscured glass window. Extractor fan. Chrome heated towel rail. Wall mounted light up and blue tooth mirror.

Bedroom Three

10' 9" x 10' 7" (3.27m x 3.22m)
Overlooking the rear garden, a third double bedroom. Fitted wardrobe to one side. Radiator.

Bedroom Four

10' 9" x 9' 5" (3.27m x 2.88m)
Aspect to front. Over stairs storage cupboard with shelving. Radiator.

Bedroom Five

10' 9" x 9' 5" (3.27m x 2.88m)
Aspect to front. Over stairs storage cupboard with shelving. Radiator.

Family Shower Room

6' 2" x 6' 2" (1.87m x 1.87m)
Quality white suite comprising low level wc, wash hand basin and corner shower cubicle with chrome shower above. Tiled flooring and splash back to sink area. Acrylic panelled splash back to shower area. 'Velux' window to side pitch. Extractor fan. Chrome heated towel rail.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





REAR GARDEN

Enjoying a south westerly facing aspect. Paved patio leading onto a raised area of lawn with borders of plants and shrubs throughout. Fully enclosed by timber fencing. Outside lighting. Outside tap. Timber storage shed to side.

GARDEN

Side Garden Fully enclosed and enjoying a raised decked relaxation area and area of artificial lawn. Outside lighting. Outside tap. Outside power points. Door to garage. Gate giving access to the front.

DRIVEWAY

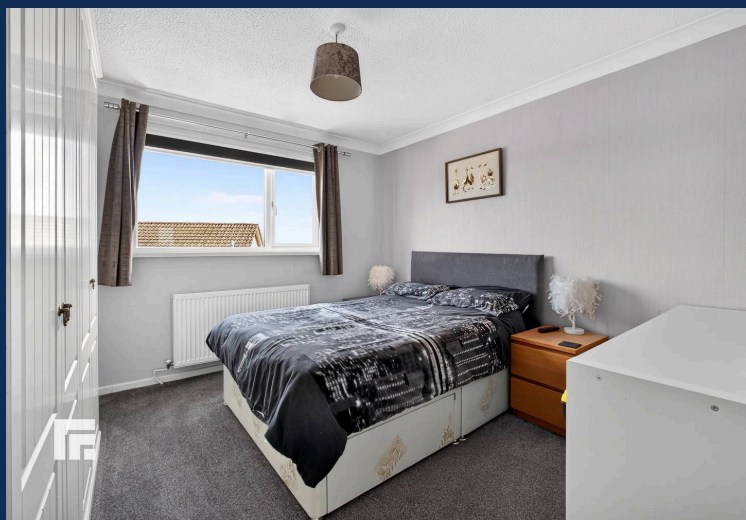
1 Parking Space

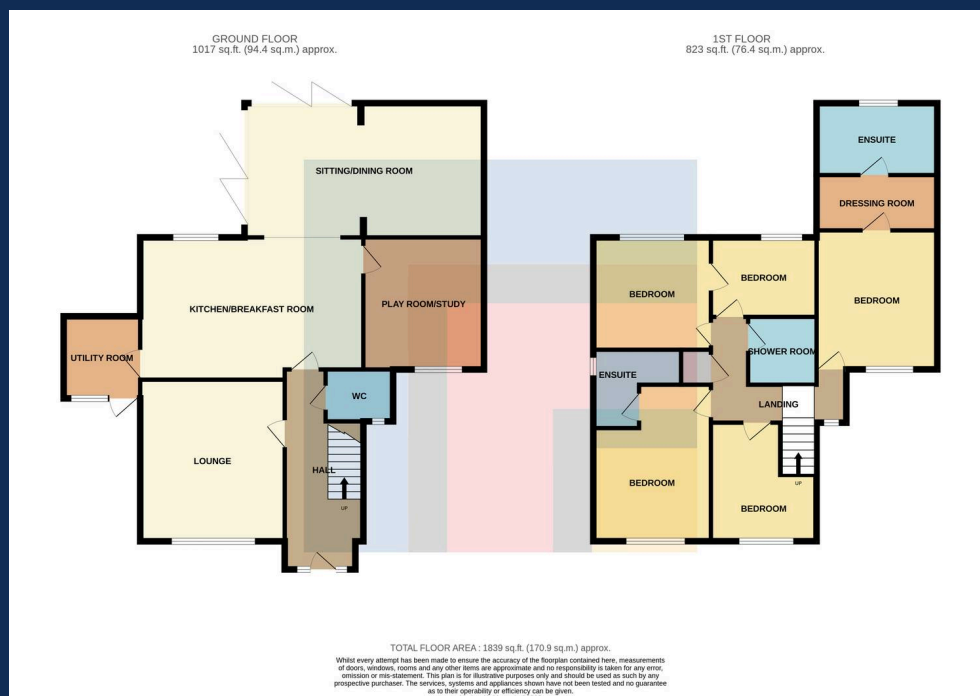
Wide driveway to front and leading to garage.

GARAGE

Single Garage

5.52 x 3.39 A larger than average single with up and over access door. Power and lighting.





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