

**Greendown, Bonvilston, Cardiff, CF5**  
**£1,250,000, Freehold**



Estatesdirect.com are pleased to bring to market;

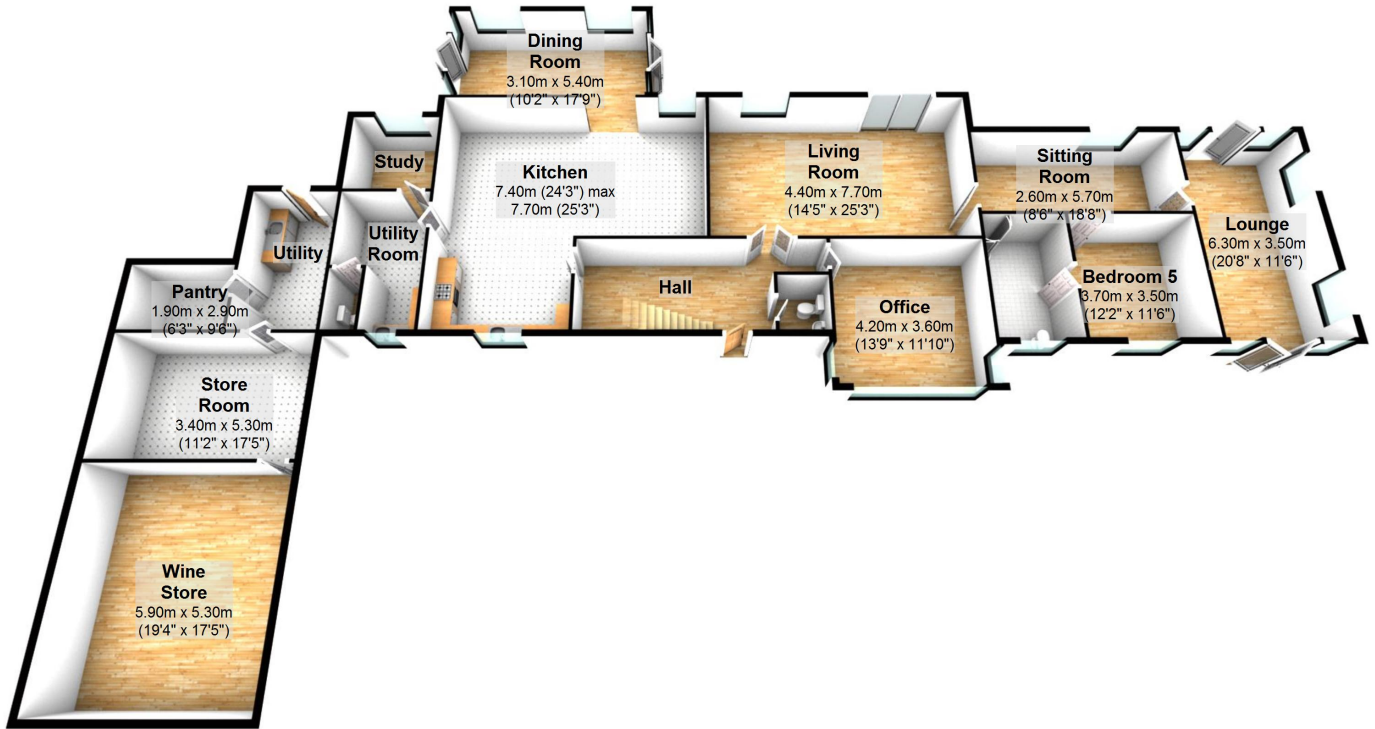
A rare opportunity to acquire a superb and truly impressive detached family residence of an exceptionally high standard, located in the sought after location of Bonvilston.



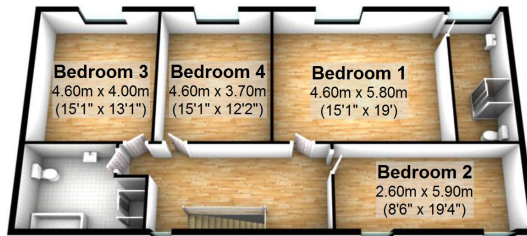




## Ground Floor



## First Floor



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## Long Description

Estatesdirect.com are pleased to bring to market;

A rare opportunity to acquire a superb and truly impressive detached family residence of an exceptionally high standard, located in the sought after location of Bonvilston.

Briefly the ground floor comprises large WC, FOUR reception rooms, open plan kitchen/lounge/conservatory, utility room leading to 'boot room', wine cellar and one of the five bedrooms with its own en-suite. To the first floor, four further bedrooms one with en-suite and family bathroom can be found.

The property further benefits from oil fired central heating, dual double garages, SIX 12ft x 12ft stables with electricity and water, outdoor swimming pool, large gardens to front and rear, boasting cherry and apple trees to name a few and approximately 3 acres of land with separate road access.

Viewing is highly recommended to appreciate this spectacular property. Viewings by appointment only via EstatesDirect.com

Entrance hallway: 6.03m x 2.06m

Enter via hardwood doorway, with obscure glass panels. Having tiled flooring and double glazed window to the front aspect of the property. This spacious hallway offers doors to WC, reception room one, to the open plan kitchen/lounge and to the office.

WC: 1.04m x 1.06m

Tiled flooring, double glazed window to front, heated towel rail, coved ceiling and free standing sink.

Reception room one: 3.6m x 4.1m

Laminate floor, radiator to front aspect, double glazed square bay window to front with views over front gardens and beyond. Skimmed walls and coved ceiling.

Reception room two: 7.5 m x 4.5m

Carpeted floor, triple radiator, double glazed window and sliding doors to rear. Wood burning fire, spot lights to ceiling, skimmed walls and coved to ceiling. Leading to rear hallway.

Rear hallway: 2.05m x 5.07m

Carpeted floor, doors to airing cupboard, reception room three and bedroom one. Double glazed window to rear.

Bedroom Five: 12'2 x 11'6 (3.70m x 3.50m)

Oak laminate flooring, radiator to side and double glazed window to front. Door leading to en-suite.

En-suite

Fully tiled, double glazed window to front, heated towel rail and electric shower.

Reception room three: 20'8 x 11'6 (3.50m x 6.30m)

Having laminate flooring, dual double glazed windows to the side, wood burning fire and skimmed walls with coved ceiling.

Open plan kitchen/lounge: 25'3 x 24'3 (7.70m x (L shaped) 7.40m) MAX

Having tiled floor and double glazed windows to front and rear. 'Mark Wilkinson' style kitchen, with matching wall and base units with complementary work surface and an original AGA cast iron cooker and oven. Archway leading to conservatory and doors leading to utility rooms and study.

Conservatory: 10'2 x 17'9 (3.10m x 5.40m)

Continuation of tiled floor, double glazed windows all around, French doors at either end for easy access to rear garden and spotlights to ceiling.

Utility room one



Tiled floor, double glazed window to front, work surface area with splash back tiles, space for washing machine and dishwasher. Ceramic sink and doors leading to study and WC

#### WC

Tiled floor and double glazed window to rear.

#### Study 2.5m x 2.3m

Tiled floor, double glazed window overlooking the conservatory, skimmed walls and coved ceiling.

#### Utility Room Two 2.5 m x 4.5 m

Tiled floor, double glazed window to rear and ceramic sink. Door's to rear garden, pantry and 'boot room'.

#### Boot room 5.3m x 3.5m

Carpeted floor, spotlights to ceiling, doors to front garden and wine cellar.

#### Wine cellar 4.8m x 5.7m

Lino flooring. The room has a refrigerator chiller built in, to keep all contents at the perfect temperature.

#### Pantry 1.9 m x 3.5 m

Tiled floor.

#### First floor landing 5.7m x 2.6m

Carpeted floor, doors to all rooms and access to loft space.

#### Bathroom 3.9m x 2.5m

Having full tiled walls and floor, this family bathroom has separate shower cubicle, double glazed obscure window to front and two heated towel rails.

#### Master bedroom 4.8m x 4.5m

Oak laminate flooring, double glazed window overlooking rear gardens, fitted wardrobes, skimmed walls and coved ceiling. Leading to en suite.

#### En-suite 4.5m x 1.9m

Tiled floor, double glazed window to rear, walk in shower with large shower head and WC.

#### Bedroom three 3.9m x 4.7m

Carpeted floor, radiator to rear, double glazed window to rear, skimmed walls and coved ceiling.

#### Bedroom four 3.6m x 4.6m

Carpeted floor, radiator to rear, double glazed window to rear, skimmed walls and coved ceiling.

#### Bedroom Five 5.8m x 2.6m

Carpeted floor, dual double glazed windows to front, spotlights to ceiling, skimmed walls and coved ceiling.

#### Front garden/driveway

Access to the property is gained via a lighted sweeping driveway leading to parking area for 5+ cars. Laid to lawn front garden.

#### Farmers' entrance

The property benefits from separate 'farmers entrance' leading directly to the stables.

#### Rear gardens

Split level rear garden, lower level slabbed and higher laid to lawn. Offering two seating areas, swimming pool and pond. The garden further benefits from mature shrubs and a number of trees including cherry, apple, walnut and oak.

To the side of the garden near the stables are raised vegetable beds and green house.

The garden has three other sections of pasture land currently used for grazing.

#### Stables

Six 12ft x 12ft stables, split into two blocks of 3 and 3. The stables have electricity and running water.

Garage one: 8.09m x 5.00m

Garage two: 3.09m x 4.00m

Fully insulated and has electricity. Water tap can be found just outside.

#### General Information:

Whilst we do our best to produce fair, accurate and reliable sales particulars, they are only a general guide to the property. If there are any points which are of particular importance to you, please contact our head office and we will be pleased to provide you with any further information, especially if you are planning to travel to visit the property.

Energy Performance Certificate: Full EPC reports are available from EstatesDirect.com Ltd upon request.

Measurements: All quoted room sizes are approximate and intended for general guidance. You are advised to verify all measurements of the property carefully.

Tenure: We understand the property is offered for sale FREEHOLD.

Fixtures and Fittings: All items not specifically mentioned within these details are to be excluded from the sale.

Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property.

Lettings: If you would like to let your property out, or alternatively rent a property from us, contact our head office on 08456 31 31 31 to discuss your requirements.

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