



GRAHAM
JOHN
MAKE LIFE SPECIAL

Stand out features

and lovely details make this special



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Thoughtful design

and quality are evident throughout

The Details

Living room

Kitchen/dining room

Utility room

Snug

Family room

2 cloakrooms

Bathroom

3 bedrooms

Ensuite shower room

Ensuite dressing room

Double garage

Parking off road

Garden room/workshop

Air source heat pump

A love of the location and a focus upon creating a stunning home fills the background to this architect designed delight.

It is easy to imagine the excitement there must have been talking to the architects ten or so years ago whilst planning to build this wonderful home.

The original remit was simply, 'we'd like a lovely three bedroom bungalow please'.

When owners care and architects are thoughtful, the result can be what you find here, much more than the original remit and a home that has provided years of joy, continues to do so and is one that puts a smile upon your lips the moment the front door is opened.

There are details here that always impress, Swedish pine window frames provide a softness and quality to the double-glazed windows, many are tilt and turn. Cedarwood adds further softness as you look at the rakish roof line designed to create cover whilst creating openness. Bi-fold doors open across the living room to connect you with the wonderful view in a way little else can compare with. Stylish internal doors match again adding to that air of quality throughout and some, slid back into the walls, may surprise you when you see them finally.

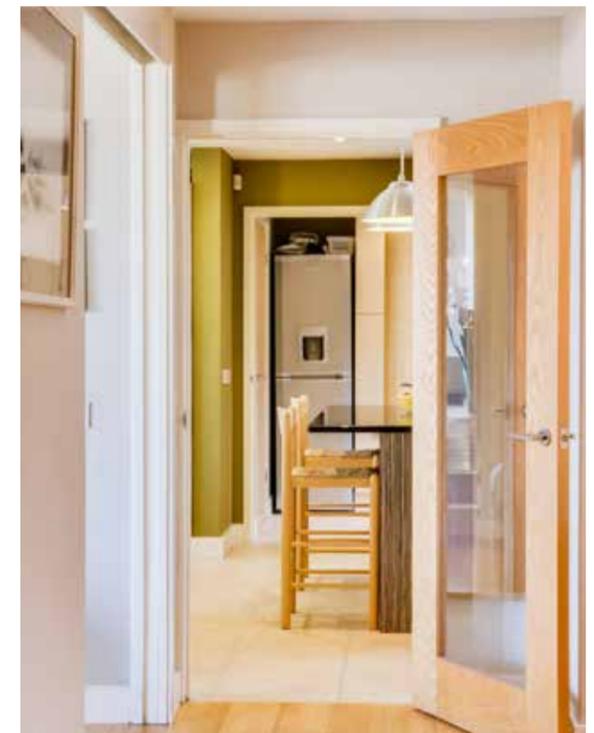
The delights of this home are increased by the vaulted ceilings, they add a majesty and character to the rooms that is captivating. Skylights in the kitchen then allow glorious light in, electrically operated they become an easy part of daily life.

The layout provides a kitchen which is a dream to work in, great counter top space with the island; that acts as both preparation space and breakfast bar and makes it a fun social space whilst the room stretches away to capture that view over the garden and beyond, it gives room for a large table to suit family gatherings and social get togethers. As with all things about this home, everything seems to be in just the right place. The utility room, obviously beside the kitchen and with its own door to the outside, a cloakroom sits there too. The snug is somewhere to relax into, it is a space that feels so natural and relaxing, a good book, a drink and the door to the balcony ajar, sun streaming in, a perfect place to be if you need a moment to yourself.

Each bedroom is individual, part of the added charm the architects achieved. The main bedroom has a



Simply stylish



A delight to explore

wonderful walk in dressing room and an ensuite that again seems so on point with the finish and feel it has. This bedroom is one that delights in that view toward Cardiff and to open the door to the terrace and step out for breakfast or just to relax of an evening as the lights twinkle across the surrounding area; as we said this is a home that provides joy and, to coin our favourite phrase, it makes life special.

You get a sense of that 'special' as you step onto the veranda from the living room, the view stretching away, beside you is the loggia, a perfect spot to dine alfresco. It must be lovely to sit here with friends, chatting, sipping a drink, nibbling food and watching the evening arrive, the colour of the sky fade and lights twinkle on around the valley. Combined seamlessly with the terrace, this whole outdoor area is one that will lure you day after day and again highlights how well thought out this home is.

We haven't even touched upon the second family room downstairs, the cloakroom there, the large storage room that houses the hot water cylinder, controls for the underfloor heating which is provided by an air source heat pump, the double garage or the gardens that have been thoughtfully planted. There's the garden room/ workshop, the front garden and plenty of parking.

All of this is tucked away it seems; from Llandaf centre you turn into Fairwater Road, then turn again into Fairwater Road and, almost opposite the home where renowned author Roald Dahl was born, is a little lane that leads here.

The centre of historic Llandaf is nearby, cafes, restaurants, pubs, gardens to sit within and wander around, ancient walls and as 'a city within a city' it has a superb cathedral, reputedly dating back to the twelfth century. Schools are close by, everything that makes Llandaf so popular is within easy reach.

We're told it's just fifteen minutes to Cardiff Bay from here and there is a wealth of places to explore beyond, Penarth, Brecon and Barry Island to name a few.

We hope you like the photos we have shared, as for that vista that greets you when you first open the door, we will save that one for you to experience when you visit.

This home is available for viewing by appointment through Graham John Estate Agents.

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A delightful room
in so many ways





The wonderful garden room



Stylish and practical



The 'garden room' adds another dimension to this home, a sense of freedom and flexibility. It can be a guest room, a games room, a home office or just somewhere to create a different ambience.

It is too easy to repeat yourself as you begin to list all the things you love about this home. For us, it strikes a chord, has a charm and a soul that is very enjoyable, it is a home which makes us feel very comfortable when we step in; it feels like home.



A fabulous space



We love the ceilings



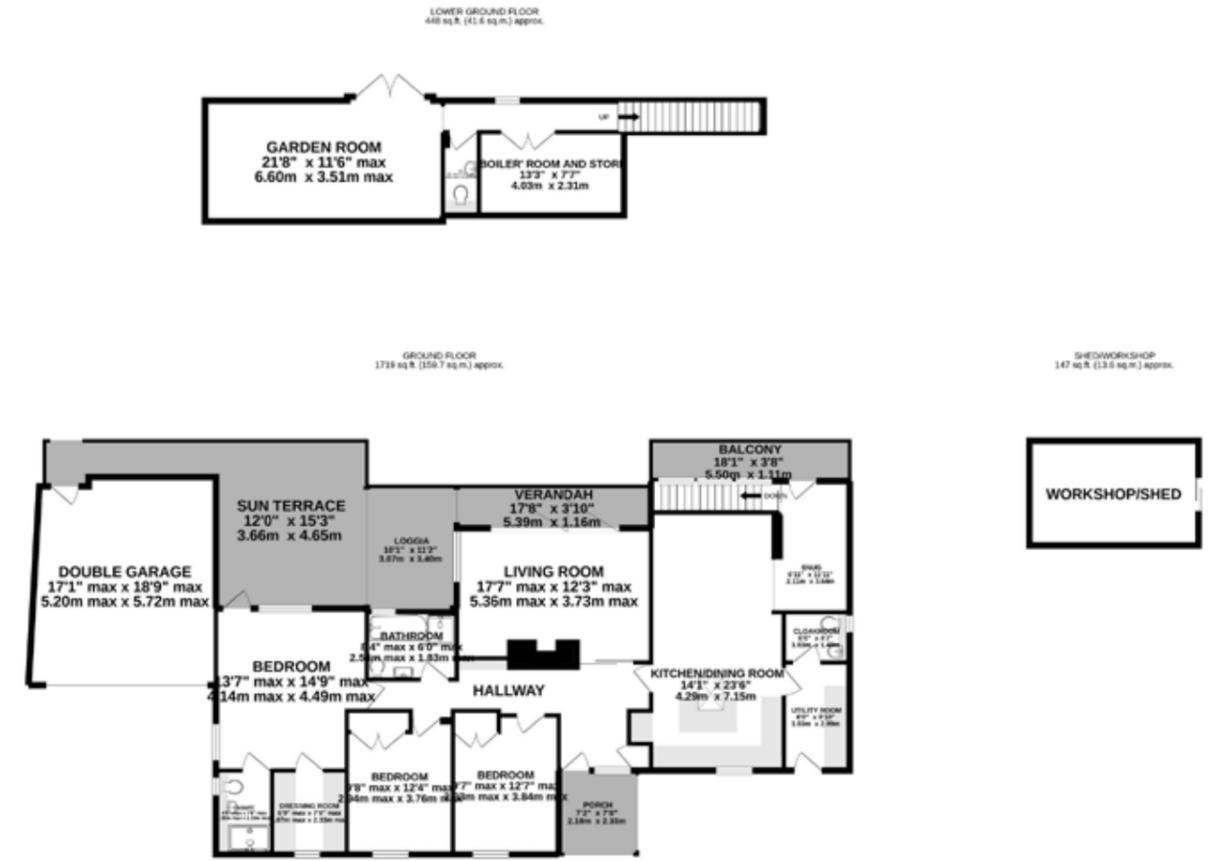
The 'snug'



Bedroom 3



The second bedroom



TOTAL FLOOR AREA : 2313 sq.ft. (214.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A lovely main room

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Morning,
afternoon or
evening, a great
place to be



This is somewhere you will enjoy life inside and out in equal measure.

With a home that is as unique as this, it's easy to focus on the accommodation, the design and we should talk about the gardens, they are every bit as important. From the sun deck to the rear boundary, this is a space to explore

and enjoy. Terraced beds, lawn, vegetable patch, pond and a 'courtyard' to the front, all create possibilities to enjoy life here in different ways. A former garage, now a workshop and store could become a super garden room should you wish. ■

Feeling 'tucked out of the way', this home is surprisingly close to the places you want to be.