

Osborne House,
15 Clos LLanfair,
Wenvoe,
Glamorgan.
CF5 6DJ

699,500



- One of just 19 detached homes
- Modern open plan kitchen / diner
- Large reception room & study
- Fabulous conservatory
- Utility & cloak rooms
- Four double bedrooms
- En-suite master bedroom with his & her dressing areas
- Double garage with twin doors & driveway
- Mature landscaped garden

Ref: PRA11275



Viewing Instructions: Strictly By Appointment Only

General Description

Fabulous family residence forming part of an exclusive development in the heart of Wenvoe village. VIDEO TOUR AVAILABLE.

Accommodation

How to find us...

Sat Nav: CF5 6DJ

What3Words: Radar Target Plays

Accommodation.

Accommodation extends to c.2,500 sq ft, which EXCLUDES the integral double garage.

The extended ground floor provides extensive and well-planned living space.

This includes a living room, conservatory, study and open plan kitchen / diner together with both cloak and utility rooms.

At first floor level the property offers four double bedrooms and three bathrooms.

The impressive en-suite master boasts 'his & hers' dressing areas.

The family bathroom, which is located off a central landing, also has a door leading to bedroom 2 and therefore doubles as an en-suite, if desired.

Bedroom 3 also features an en-suite.

The house has an enclosed private garden, accessible from the kitchen, conservatory or indeed the utility room.

In addition to a large double garage with twin doors, there is parking for several cars on the block paved driveway.

Specifications.

GROUND FLOOR

- o Hallway with Amtico luxury vinyl floor covering
 - o Concealed storage beneath the stairs
 - o Carpeted living room with picture window, contemporary inset gas fire and double doors leading to the conservatory
 - o Impressively proportioned high quality timber conservatory with new self cleaning uPVC roof, tiled floor and doors opening onto the terrace
 - o Modern kitchen with contrasting wall and base units, generous quartz work tops and undermount double sink unit. Also featuring an array of NEFF appliances including a pair of eye level ovens (one combination with microwave and warming drawer), induction hob, wine cooler and Quooker instant hot water tap. Integrated appliances including a fridge, freezer and dishwasher
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Spec continued...

FIRST FLOOR

- o Four carpeted double bedrooms
 - o Impressive principal with en-suite bathroom comprising a mixer shower with rain water head, WC, wash hand basin and mirrored wall cabinet. Also uniquely offering 'his and hers' dressing areas. The former with run of wardrobes and sink unit. The latter, a larger area with array of wardrobes, bedroom furniture and shelving
 - o Bedroom 3, also a generous double, has built in shelving and an en-suite bathroom with shower, WC and wash hand
-

basin

o The family bathroom, which double as an en-suite, servicing bedroom 2, comprises a bath with mixer shower over, WC and wash hand basin

Spec continued...

GARAGE

- o Twin up and over electric doors
- o Multiple power points
- o Lighting
- o Cold water tap

OUTSIDE

- o Frontage with block paved driveway, lawn and planted borders
 - o Mature and landscaped rear garden with sunny aspect.
 - o Sunken circular sun terrace and raised patio...both ideal areas for entertaining and alfresco dining
 - o Lawn and variety of planted beds and borders
 - o Gazebo, water feature, exterior lighting and power points plus garden shed and cold water tap
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Floor Areas.

Ground Floor (max measurements):

- o Hallway
- o Living Room: 4.00m x 5.25m
- o Study: 3.35m x 3.15m
- o Kitchen / Diner: 5.50m x 5.25m
- o Utility
- o WC

First Floor:

- o Master Bedroom: 5.20m x 4.00m
- o 'His & Hers' Dressing Areas
- o En-Suite
- o Bedroom 2: 4.20m x 3.15m
- o Bedroom 3: 4.00m x 2.00m
- o En-suite
- o Bedroom 4: 4.90m x 2.45m
- o Bathroom

Please see attached floor plans.

Services

Mains electricity, mains water, mains gas and mains drainage

EPC Rating:60

Tenure

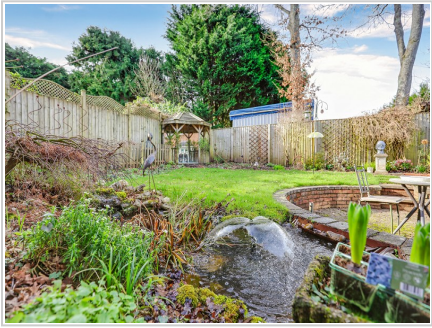
We are informed that the tenure is Freehold

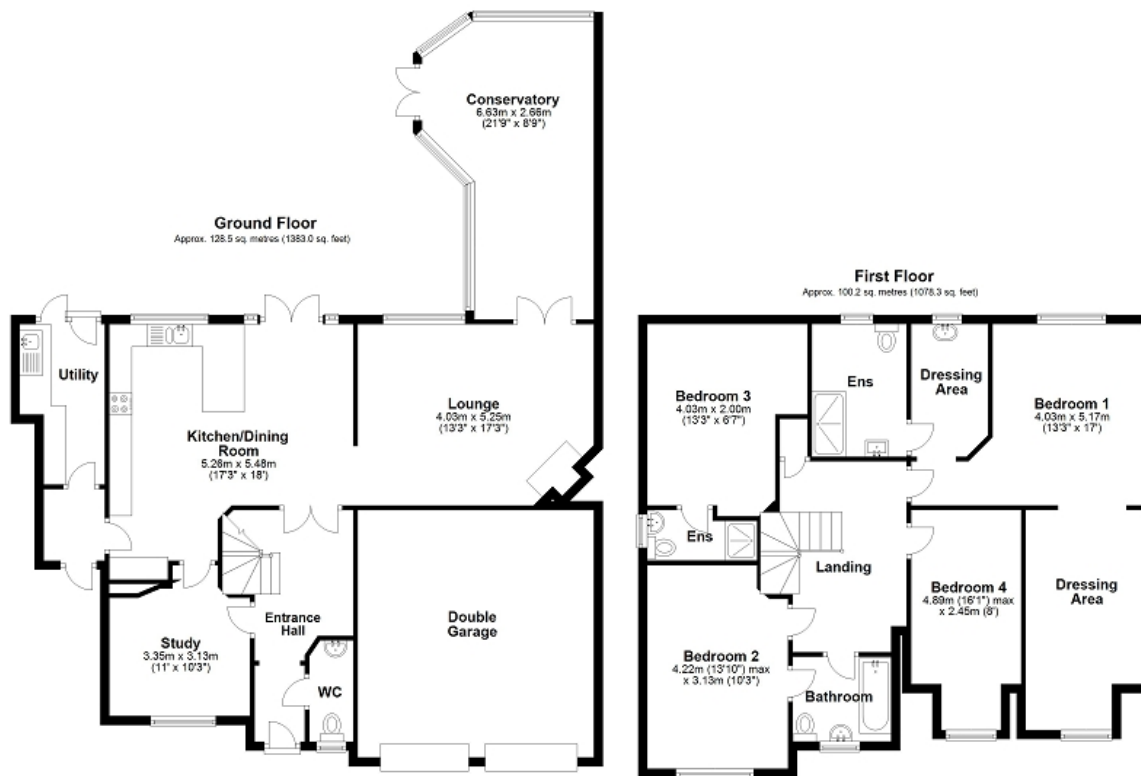
Council Tax

Band Not Specified









Total area: approx. 228.7 sq. metres (2461.2 sq. feet)



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.