



8 WESTMINSTER CRESCENT

Cyncoed • Cardiff • CF23 6SE



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AN ULTRA-MODERN, HIGH SPECIFICATION, 6 BEDROOM DETACHED HOUSE IN A POPULAR AFFLUENT SUBURB OF CARDIFF

- Six Bedrooms
- Five Reception Rooms
- Three Bathrooms
- Low maintenance rear garden with artificial lawn
- Swimming Pool
- High Specification throughout

DESCRIPTION

Approached via a block paved, in-out driveway, an imposing, smooth white rendered facade with green aluminium windows greets you.

The composite front door opens onto the entrance hallway, with ceramic tiled floor, vaulted, double height ceiling and lots of glass bringing in much natural light. There is a large storage cupboard and a floating staircase in walnut and glass leading to the first floor.

Through a recessed, glass sliding door, you enter the open plan kitchen/breakfast room with a continuation of the ceramic tiled floor and magnificent bi-fold doors opening onto the rear garden. The luxury designer kitchen features a large island with a Silestone worktop over – the wall units have a Corian worktop. There is a huge amount of storage and integrated appliances include a Neff coffee machine, microwave, 2 ovens, induction hob with extractor over, wine cooler and full height fridge.

The utility room has units with worktop over, window to the side and space and plumbing for a washing machine and tumble dryer.

The sitting room is open to the kitchen/diner and has a ceramic tiled floor, a lantern roof and aluminium bi-fold doors opening onto the rear garden. Double doors take you back to the entrance hall.



The family room has a walnut floor, 2 windows to the front, single glass door to the rear and is accessed from both the hall and the sitting room.

The study has a walnut floor and floor to ceiling window to the front, whereas the Games Room has been converted from the garage and is a versatile room with doors to the utility room and hall.

A modern fitted WC completes the downstairs accommodation.

The walnut and glass floating staircase takes you to the first floor landing which has a walnut floor and overlooks the hall with glass balustrades. Natural light is brought in via a number of velux windows to the side and a glass wall above the front door.

The master bedroom is luxurious with a walnut floor and aluminium bi-fold doors opening onto a balcony overlooking the rear garden. There is a fitted walk-in-wardrobe and modern en suite wet-room featuring a double vanity wash hand basin, rainwater shower and WC.

Bedroom 2 has a walnut floor, floor-to-ceiling bi-fold windows to the front with a Juliet balcony, fitted wardrobes and a modern en suite wet-room with wash hand basin, rainwater shower and WC.

Bedrooms 3 and 4 both have walnut floors, fitted wardrobes and windows to the front.

The high specification family bathroom is a wet-room with a ceramic tiled floor, Jacuzzi bath, separate rainwater shower, modern wash hand basin and WC.

From the landing there is access to the attic storage space with a fixed, drop-down ladder.

A staircase takes you to the second floor where the large landing has a walnut floor, velux windows to the side and a great TV/games area.

Bedroom 5 has a walnut floor, fitted wardrobes, velux to the side and window to the front. Bedroom 6 has a fitted carpet, fitted wardrobes, velux windows to both sides and a glass Juliet balcony overlooking the rear garden.

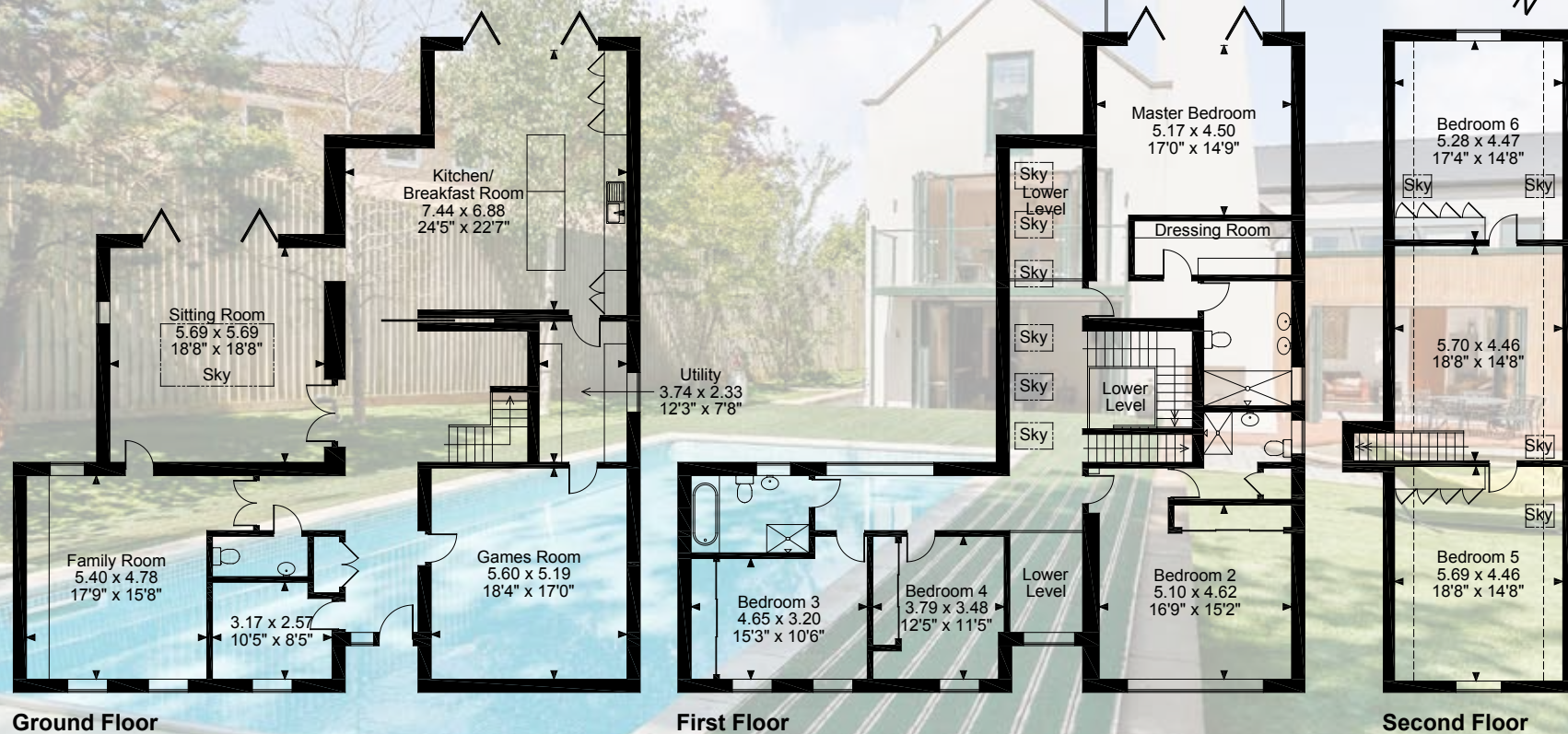
The rear garden is private, fully enclosed and has a paved patio area off the kitchen and decked area from the sitting room. The garden is tiered with a combination of artificial lawn, decking and shrub borders giving a host of options for entertaining and al fresco dining. A fantastic outdoor swimming pool can also be found in the garden, with a brick built pump room fitted with the filters and heating controls.

An additional feature in the house include a Smarta Technology Control 4 Entertainment and Automation Controller which allows you to control the lights and sound throughout the home.



FLOORPLANS

Main House gross internal area = 4,330 sq ft / 402 sq m

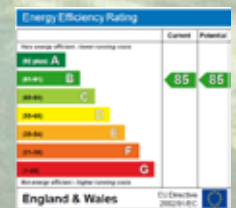


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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