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Directions
Travelling along Lake Road East with the lake on your right, take the last left hand turning into Lady Mary Road and then next right into Maryport Road, past the local shopping centre. At the T junction bear left into Brandreth Road and continue up the hill taking the last left into Ffordd Cwellyn, signposted 'Sovereign Chase'. Thereon, take the second right into Clos Mair and the property will be found at the head of the Close on the right hand side, tucked away.

Tenure: Freehold (Vendors Solicitor to confirm)

Ref: ML/CYS260365

Council Tax Band: G (2026)

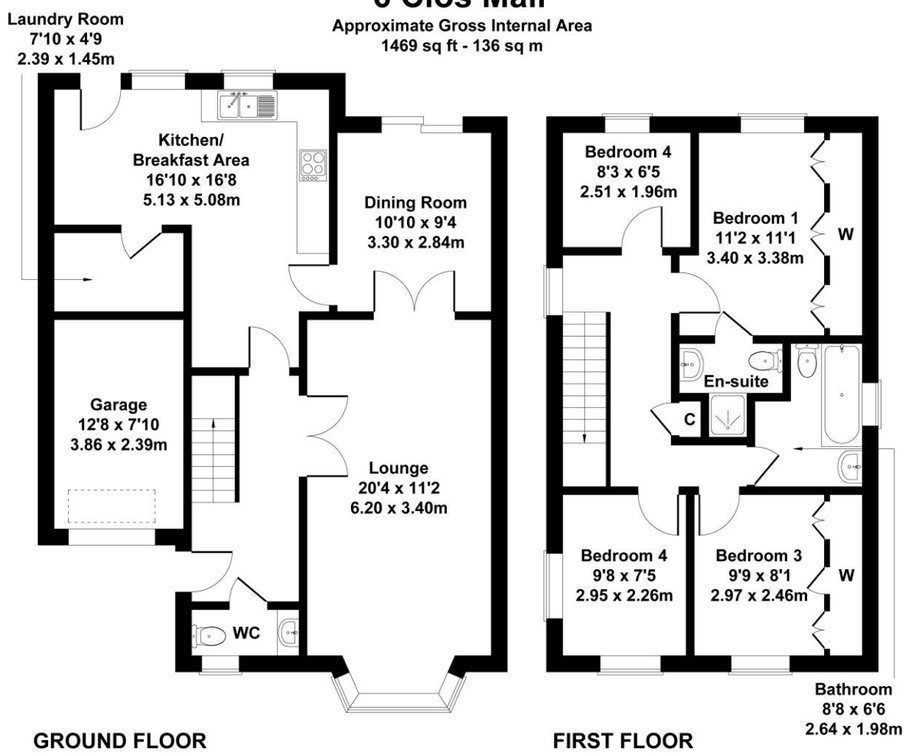
Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.

Viewers Material Information:
1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.
2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from The Mortgage Advice Bureau, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.
3) Please note that if the property is currently within Cardiff High School catchment area, there is no guarantee that your child or children will be enrolled at Cardiff High School, if requests for places become over-subscribed. Any interested parties should make their own enquiries with Cardiff County Council Education Department www.cardiff.gov.uk before making a transactional decision

6 Clos Mair

Approximate Gross Internal Area
1469 sq ft - 136 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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6 Clos Mair, Sovereign Chase, Penylan, Cardiff. CF23 5NE



A spacious bay fronted modern detached family residence, built around 1995, one owner from new, positioned at the head of a select and quiet Close, within easy reach of all local amenities including the University Hospital, Roath Park Lake and within the catchment areas of Lakeside Primary and Cardiff High School. Large central hall, cloakroom, 20ft lounge, dining room, patio doors, 16ft German fitted kitchen/breakfast room, integrated appliances, laundry, 4 bedrooms, principal en suite plus a family bathroom.
uPVC double glazing, gas central heating, Christies fitted wardrobes. Private lawned rear garden with patio. Deep 2 car keyblock driveway. Attached garage. No chain.
EPC Rating: C

Price: £535,000

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Entrance Porch
Cantilevered tiled porch cover.



Entrance Hall 16'2" (4.93m) x 6'1" (1.85m)
Approached by a uPVC panelled front door with double glazed inserts to upper part, matching side windows, leading onto a wide central hallway with single flight staircase to first floor with newel post and spindle banister, open storage area under stairs recess, panelled radiator.

Cloakroom
Modern suite comprising low level WC, vanity wash basin with cabinet below, ceramic wall tiling to half height with dado tile, panelled radiator, quality flooring.





Lounge 20'4" (6.2m) x 11'2" (3.4m) into bay
Overlooking the entrance approach and enjoying an open aspect, feature marble fireplace and hearth with ornate decorative fire surround with mantel, double panelled radiator, twin doors opening to dining room.



Dining Room 10'10" (3.3m) x 9'4" (2.84m)
With double glazed patio doors leading to the rear patio and garden, panelled radiator.





Kitchen/Breakfast Room 16'10" (5.13m) x 16'8" (5.08m) overall
L-shaped, well appointed along two sides beneath round nosed worktop surfaces, inset four ring AEG gas hob with circulating fan above, matching range of base and eye level wall cupboards, pelmet lighting, Miele integrated oven with separate grill, inset twin stainless steel bowls with mixer tap, concealed gas central heating boiler, ceramic wall tiling to worktop areas, pleasing aspect to the rear garden, panelled radiator, tiled flooring, opening to breakfasting area with matching tiled bistro table with display wine rack below, tiled flooring, panelled radiator, double glazed door and window overlooking the rear garden.

Laundry Room 4'9" (1.45m) x 7'10" (2.39m)
Ideal as a walk-in pantry store with plumbing for washing machine, range of base and eye level store cupboards.

First Floor Landing
Approached by an easy rising single flight staircase with newel post and spindle banister, leading onto a central landing area, double glazed window to side, access to loft, built-in airing cupboard housing factory lagged hot water cylinder with shelving.



Bedroom 1 11'2" (3.4m) x 11'1" (3.38m) excluding fitted wardrobes
Overlooking the rear garden, range of Christies fitted wardrobes to one side, panelled radiator.

En Suite
Low level WC, vanity wash basin with cabinet below, shower cubicle with shower, glazed shower screen door, ceramic wall tiling to wet areas.



Bedroom 2
Window to front, range of Christies fitted wardrobes to one side, radiator.



Bedroom 3
Window to front and side, radiator.

Bedroom 4 8'3" (2.51m) x 6'5" (1.96m)
Overlooking the rear garden, panelled radiator.



Family Bathroom
Modern suite comprising pedestal wash hand basin, low level WC, panelled bath with hand grips, shower mixer, ceramic wall tiling with border tile, chrome heated towel rail, double glazed window to side.

Front Garden
Laid to lawn and of open plan design with attractive shrubs and plants, long keyblock driveway to attached garage. Ornamental gates to side. It should be noted that the front garden continues to the opposite brick wall, having shaped lawn with shrub and flower borders.

Garage 12'8" (3.86m) x 7'10" (2.39m)
Attached garage with up-and-over access door, power and lighting.





Rear Garden
Laid to lawn having a paved patio sitting out area, enjoying a private aspect enclosed by timber lap fencing and shaped hedge and flower borders. Paved pathway to side with gate leading to front.