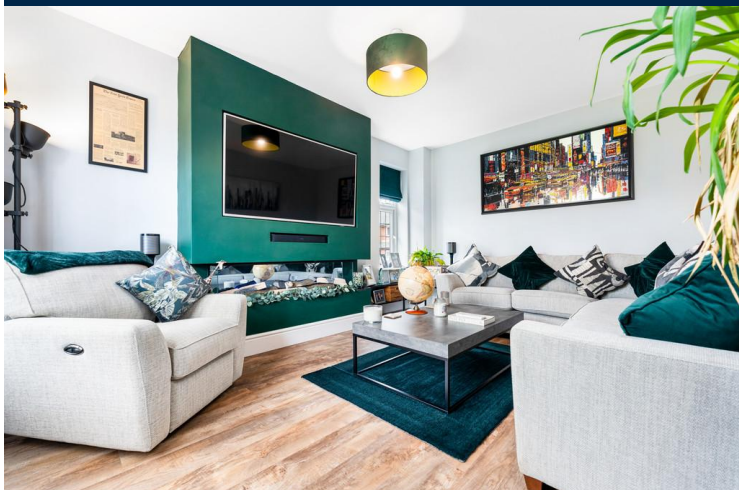




28 HEOL NANT GLANDULAS
LISVANE
CARDIFF CF14 0PQ

ASKING PRICE OF
£459,950



DETACHED HOUSE



3



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1

**** BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED ** GARAGE & LONG DRIVEWAY ** FRONTING OPEN GREEN AREA **** An exceptionally well presented three bedroom 'Warwick' style Redrow home built in the popular Plas TY Draw development and fronting open green area. Entrance hallway, cloakroom, lounge with feature media wall including glass fronted electric fire, kitchen and diner with quality kitchen and silestone worktops. To the first floor are three good sized bedrooms, principal bedroom with a quality ensuite shower room and there is a separate family bathroom with shower over bath. Gas central heating, double glazing. Fitted blinds to remain. 'Hammonds' fitted wardrobes to bedroom one. Landscaped rear garden, long driveway to side leading to garage. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,060 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

This property is located in the sought after area of Lisvane which is a short distance from Lisvane village with St Denys church, The Griffin public house, convenience store and hairdressers. Well regarded schools in the area and regular public transport to the city centre.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the spacious entrance hallway, under stairs storage cupboard, staircase to first floor, LVT flooring and radiator.

CLOAKROOM

Quality white suite comprising low level wc, corner wash hand basin, window to front, recessed spotlights, LVT flooring and radiator.

LOUNGE

15' 3" x 11' 6" (4.67m x 3.51m)
With window overlooking the open green space to front, additional window to side, feature media wall with inset glass fronted fire, space for 65inch tv and sound bar, quality LVT flooring and radiator.

KITCHEN & DINER

18' 8" x 13' 0" (5.71m x 3.98m)
Well appointed along two side in 'Cranbrook Platinum' panelled fronts beneath 'Silestone' worktop, inset 1.5 bowl with worktop side drainer, integrated AEG fridge freezer, integrated AEG dishwasher, inset four ring AEG gas hob with curved glass cooker hood above, integrated AEG oven and grill, matching range of eye level wall cupboards, tiled splash back, ample space for large family dining table and additional family seating area, vertical radiator, french doors with fitted blinds leading to the delightful rear garden, utility cupboard with plumbing for washing machine & extractor fan, quality LVT flooring.

FIRST FLOOR LANDING

Approached via a full turning staircase leading to the spacious central landing, access to roof space, airing cupboard housing the ideal logic combi gas central heating boiler, radiator and window to side.

BEDROOM ONE

13' 3" x 11' 7" (4.04m x 3.55m)
Overlooking the open green space to front, an excellent sized principal bedroom, 'Hammond' fitted wardrobes to one side, radiator and door to ensuite.

ENSUITE SHOWER ROOM

Modern white suite comprising low level wc, wash hand basin, double width shower cubicle with chrome shower, wall tiling to shower splash back, electric shaver point, window to side, recessed spotlights, extractor fan and chrome heated towel rail.

BEDROOM TWO

11' 5" x 11' 4" (3.49m x 3.46m)
Overlooking the rear garden, a second double bedroom, radiator



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BEDROOM THREE

11' 8" x 7' 1" (3.57m x 2.18m)

Aspect to rear, a good sized third bedroom, radiator.

FAMILY BATHROOM

6' 11" x 8' 8" (2.11m x 2.65m)

Quality white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above, swivel shower screen, tiled splashback to bath area, window to front, large storage cupboard over stairs, electric shaver point, extractor fan and chrome heated towel rail.

OUTSIDE

Rear garden

A delightful southerly facing rear garden enclosed by brick wall and timber fencing with timber side gate leading to driveway. The garden is beautifully landscaped and of low maintenance with paved patio leading onto an area of decorative stones and central circular paved patio, raised beds of plants and shrubs, outside power point.

Front garden

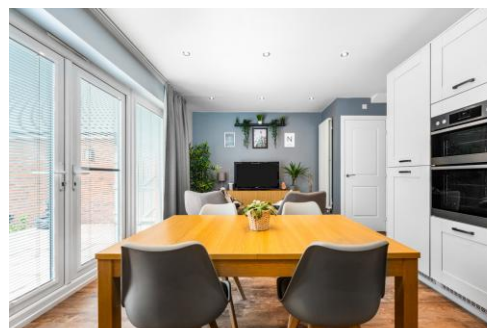
Decorative stones and hedgerow to front with small patch of lawn to side. Central pathway to front door and long driveway to side of house leading to the garage.

GARAGE

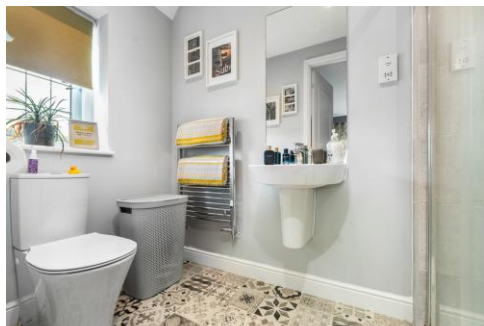
Single garage with up and over access door.



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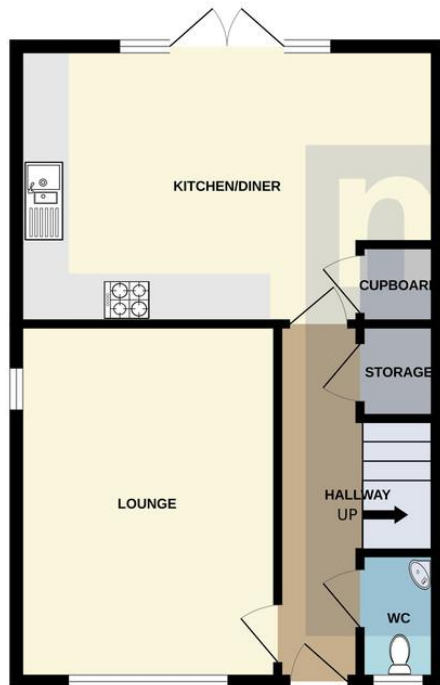


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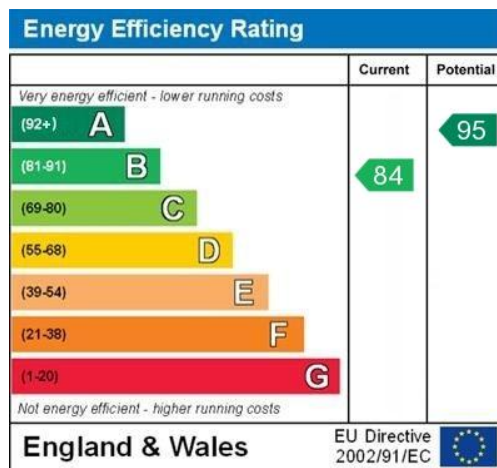
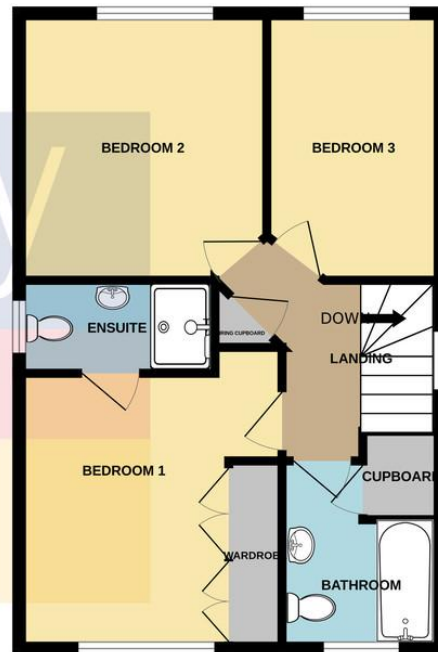


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GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG

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