

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



LON COETGAE
LISVANE



Lon Coetgae, Lisvane, CRF

Main Building: Total Interior Area 1662.90 sq ft

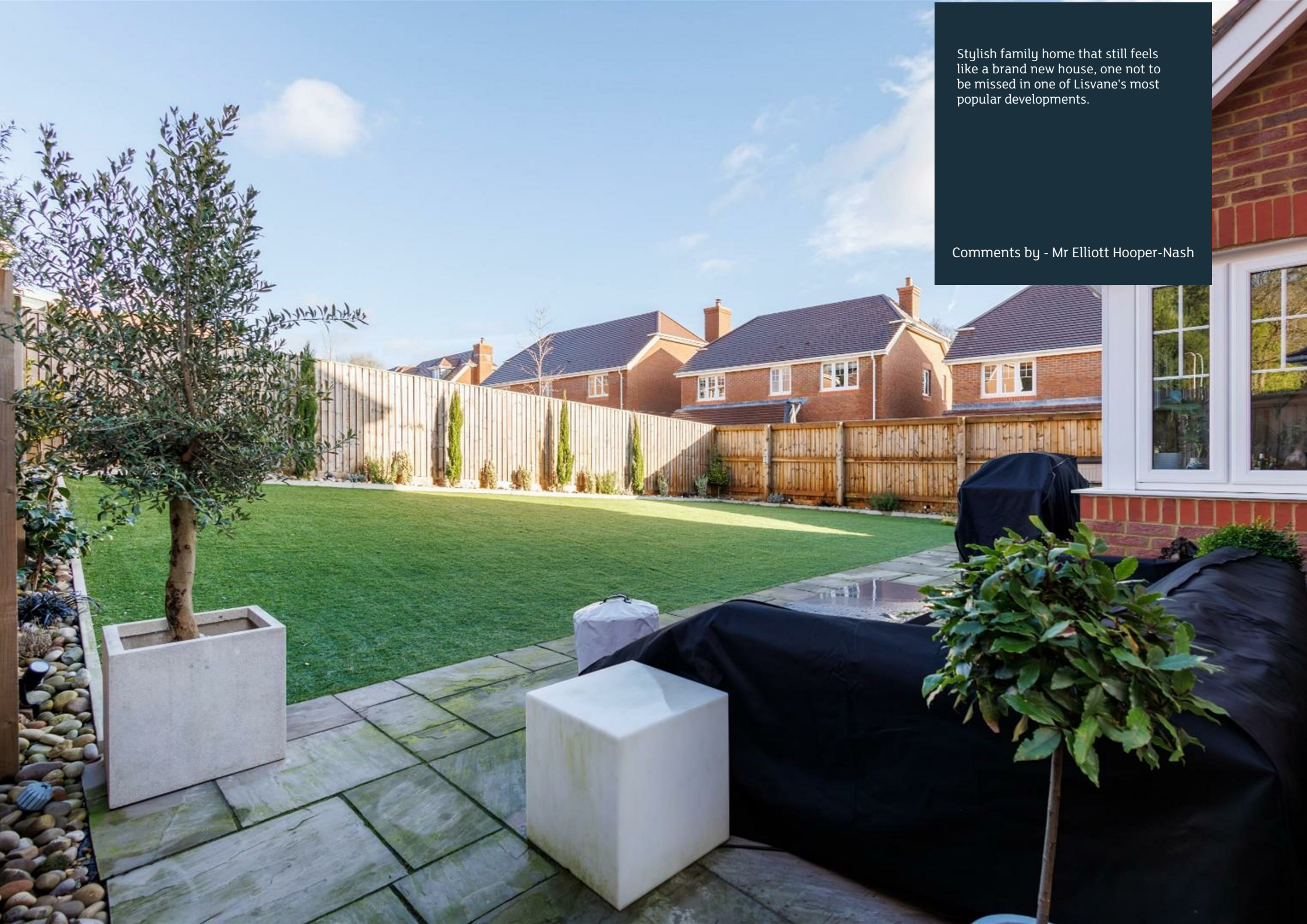


Ground Floor



1st Floor





Stylish family home that still feels like a brand new house, one not to be missed in one of Lisvane's most popular developments.

Comments by - Mr Elliott Hooper-Nash



LON COETGAE

LISVANE, CF14 0AH - OFFERS OVER £735,000



4 Bedroom(s)



2 Bathroom(s)



1662.90 sq ft

JeffreyRoss are proud to bring to the market this exceptional four bedroom detached family home in the popular Edenstone Development off Lisvane Road in Lon Coetgae, Lisvane. The property is part of a collection of just 35 four and five-bedroom, luxury detached family homes, situated on the edge of ancient woodlands and occupying an unrivalled position in Lisvane village. Inside, each home is well appointed and showcases a high specification with attention to detail that makes every home truly individual. This property briefly comprises entrance hallway, bay fronted living room, downstairs WC, internal access to a good size garage and open plan kitchen, living and dining room with french doors onto the garden and door to Utility room. To the first floor are four double bedrooms with the master benefiting and ensuite and separate family bathroom. To the front is driveway Parking for multiple vehicles and electric charging point.

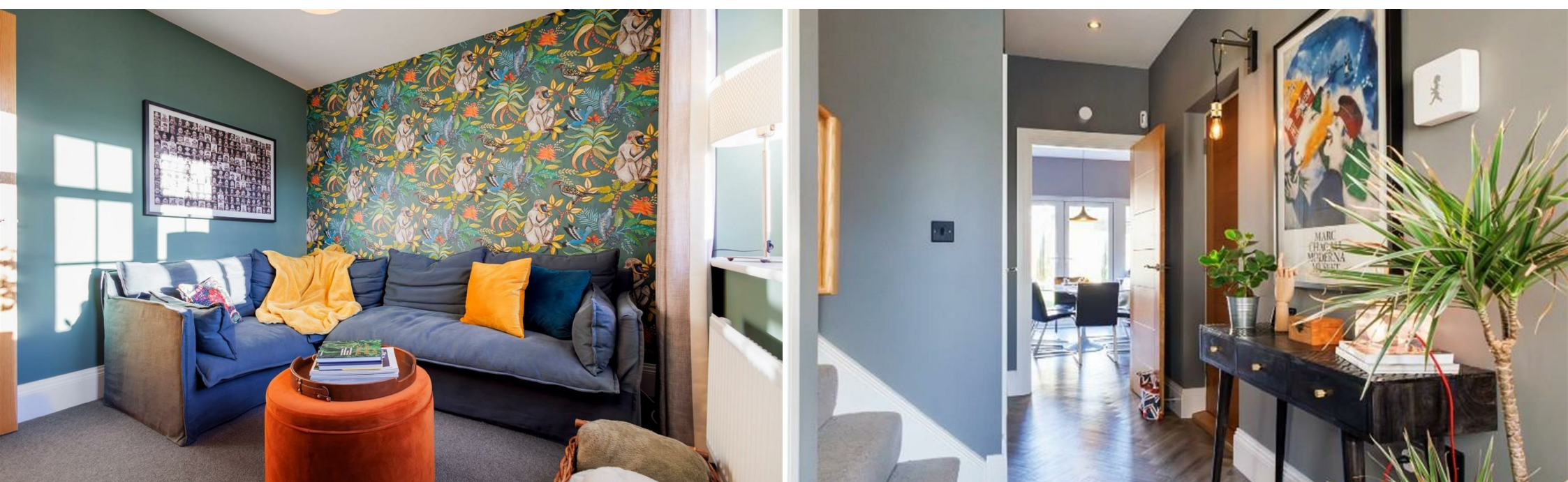
With a rural village feel, yet so close to all the amenities of Cardiff, this private and exclusive location has excellent transport links to the M4/A48 and regular train services into Cardiff from nearby Llanishen in around 15 minutes. Lisvane is perfectly located to connect to all that the City and country has to offer, with its tranquil setting and unequalled location.

Take a closer look at the interactive Virtual tour for a closer look to appreciate the detail added by the current owner.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





Entrance Hallway
1.65m x 4.83m (5'5 x 15'10)

Bay fronted Living Room
3.78m x 5.66m (12'5 x 18'7)

Downstairs WC
1.07m x 1.50m (3'6 x 4'11)

Integral access to Garage

Open plan Kitchen / Living and Dining Room
8.74m x 4.01m (28'8 x 13'2)

Utility room
2.26m x 2.18m (7'5 x 7'2)

Storage and control centre

To the first floor

Master bedroom
3.78m x 3.99m (12'5 x 13'1)
Benefits built in wardrobes and door to:

Ensuite
2.62m x 1.40m (8'7 x 4'7)

Bedroom Two
3.40m x 4.78m (11'2 x 15'8)

Family Bathroom
2.36m x 3.71m (7'9 x 12'2)

Bedroom Three
2.82m x 3.71m (9'3 x 12'2)
Double bedroom currently used as a home office

Bedroom Four
2.82m x 2.95m (9'3 x 9'8)
Double bedroom currently used as a snug / TV lounge upstairs.

Garden
Low maintenance rear garden with side access and hot and cold water tap. Perfect if you are a dog walker

Garage
3.00m x 6.02m (9'10 x 19'9)

Driveway
Parking for two cars comfortable and electric charging point.

Tenure
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Warranty
The property benefits a 10 year warranty from new - April 2021

Council Tax
Band G

Estate charge
We have been informed by our client that there is a current estate charge of £342 per annum that covers - management of the private road, landscaping, repairs and more.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 