

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CHURCH ROAD  
LISVANE



#### ENTRANCE HALLWAY

Enter onto large entrance hallway with doors leading to the open plan living kitchen and dining room, both double bedrooms, family bathroom and storage cupboards. Smooth plastered walls and ceiling with recessed spotlights and intercom system. Luxury vinyl tile flooring

#### OPEN PLAN LIVING / KITCHEN AND DINING ROOM 7.36m x 6.16m widest points (24'1" x 20'2" widest points)

Impressive space for entertaining and dining that benefits full height double glazed windows and doors to the rear aspect with panoramic views of the City and Juliette balconies. Smooth plastered walls and ceiling with recessed spotlights, flooring continued from hallway. Recessed modern fitted kitchen and breakfast bar as well as plenty of room for a 6 seater dining table in the dining area. Sigma 3 fitted kitchen that benefits integrated electric oven and grill with electric hob and extractor over. Full height fridge freezer, dishwasher, washer dryer, stainless steel sink with mixer tap and drainer and wine fridge. Upvc double glazed window to the side aspect. Cupboard housing combi boiler. Luxury vinyl tile flooring

#### BEDROOM ONE

4.98m x 3.33m (16'4" x 10'11")

Master bedroom to the front elevation that benefits Juliette balcony, and ensuite. Smooth plastered walls and ceiling with recessed spotlight. Door to:

#### ENSUITE

1.51m x 1.71m (4'11" x 5'7")

Fully tiled bathroom suite to include shower cubicle, low level WC and wash hand basin, extractor fan and towel radiator.

#### BEDROOM TWO

2.88m x 3.82m (9'5" x 12'6")

Second double bedroom that benefits feature bay to the front aspect with doors to Juliette balcony. Smooth plastered walls and ceiling.

#### BATHROOM

1.81m x 1.71m (5'11" x 5'7")

Fully tiled bathroom suite to include panelled bath with shower over, low level WC and wash hand basin, extractor fan and towel radiator.

#### STORAGE

Large storage cupboards accessed off the hallway.

#### TENURE

We are advised by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

#### SERVICE CHARGES

This block has an estimated service charge in the first year of £2,190 per annum to include building insurance, grounds maintenance, window cleaning, lift maintenance and reserve. Full details are available on request.

#### LEASE DETAILS

Approx 250 year from new

#### GROUND RENT

£250 per annum

#### PARKING

1 x allocated space with additional visitors bay available on site as well as Parking available nearby.

#### ADDITIONAL INFORMATION

10 year BLP warranty  
Sigma 3 Kitchen  
Bespoke bathrooms  
Cassellie sanitary ware





## CHURCH ROAD

LISVANE, CF14 0TW - £349,950

 2 Bedroom(s)  2 Bathroom(s)  883.00 sq ft

Welcome to this stunning top-floor apartment located in the heart of Lisvane, in the desirable Lozelles development off Church road. This beautifully presented and maintained property boasts a modern design with a spacious 883 sq ft of living space, perfect for those seeking a comfortable and stylish home.

As you step into this new build apartment, you are greeted by a bright and airy atmosphere, with 1 reception room offering a versatile space for entertaining or relaxing. The property features 2 bedrooms, providing ample space for a small family, guests, or a home office.

With 2 bathrooms, including one ensuite, convenience is key in this apartment. The allocated parking space ensures you always have a secure spot for your vehicle, while the lift access to all floors adds a touch of luxury to everyday living.

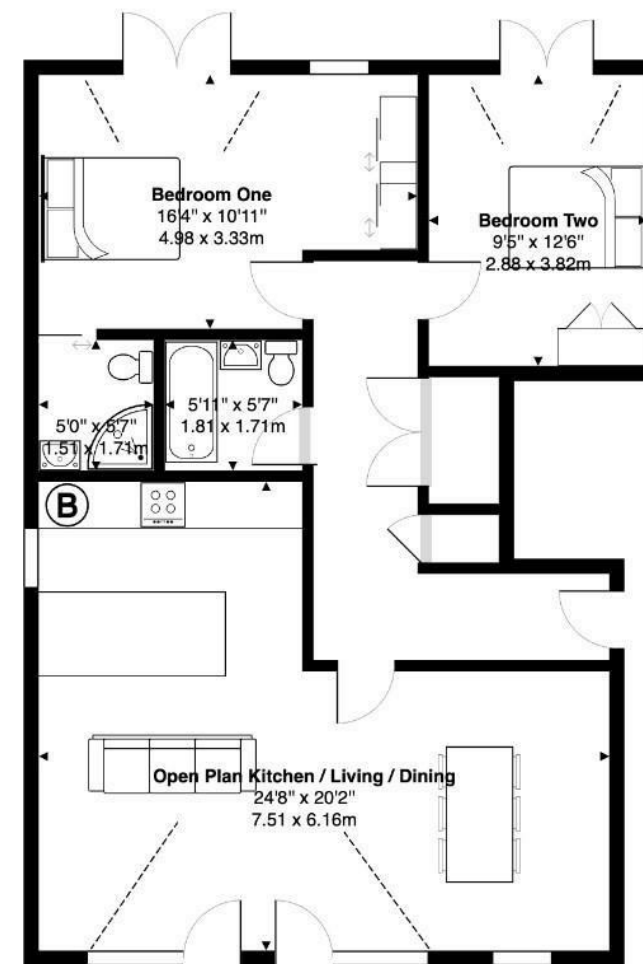
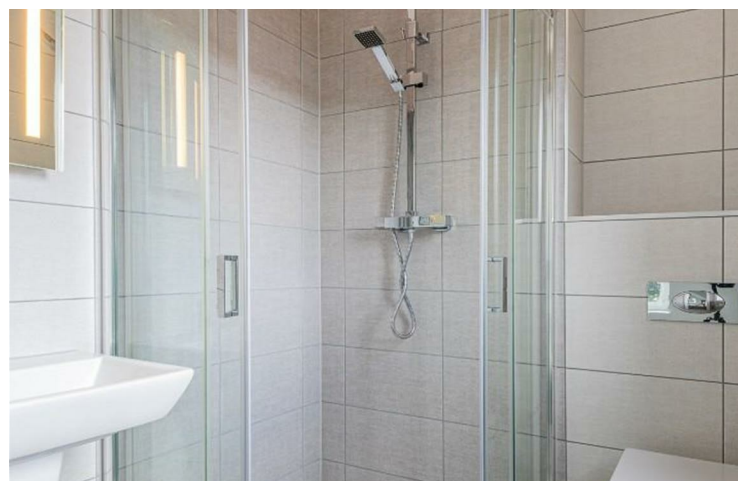
Whether you're enjoying the scenic views from the top floor or exploring the vibrant neighbourhood of Lisvane, this apartment offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this modern gem your new home!



### PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
Elliott@jeffreygross.co.uk  
02920 499680  
Director





Lozelles Gardens, Church Road, Lisvane  
 Total Area: 900 ft<sup>2</sup> ... 83.6 m<sup>2</sup>  
 All measurements are approximate and for display purposes only



Lozelles Gardens, Church Road, Lisvane, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	