

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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CHURCH ROAD  
LISVANE

# CHURCH ROAD

LISVANE, CF14 0TW - £325,000

TRADITIONAL MEETS CONTEMPORARY - FIRST FLOOR APARTMENT - NOW AVAILABLE TO VIEW. - Occupying the original house is this unique two-bedroom first floor apartment. The apartment offers very spacious accommodation and benefits impressive living space with two double bedrooms, a large comprehensively fitted kitchen with doors opening into the living room, family bathroom and master benefiting an ensuite. Outside benefits two driveway parking spaces. Lozelles is an exclusive development of just twelve apartments, each property offers versatile accommodation with strikingly elegant design and open plan modern living, combining both modern and traditional materials to maximise natural light and invite the great outdoors into the home. Custom designed Sigma kitchens with integrated appliances, sleek bathrooms and en-suites, and an array of special features combine to create homes which exude luxury. Designed to uncompromising standards, Lozelles offers a place in which to relax. Each apartment step back into a quiet setting with windows overlooking the private grounds. With impeccable credentials, Lozelles marries an enviable location in one of Cardiff's most refined quarters with contemporary design and this collection of luxury apartments mixes vibrant city living with beautiful and peaceful country life.

 2 bedroom(s)  2 bathroom(s)  796.00 sq ft

**ENTRANCE PORCH**  
The first floor apartment of the original house (PLOT C) benefits from the original front entrance and porch. New composite door onto:

**ENTRANCE HALLWAY**  
Stairs leading to first floor, door to storage cupboard, smooth plastered walls and ceiling and recessed spotlights.

**KITCHEN / DINER**  
Modern fitted kitchen, diner / breakfast area that benefits a large central island, integrated appliances that included Electric oven hob with extractor over, integrated Fridge freezer, washing machine, dishwasher and wine cooler. Smooth plastered walls and ceiling. Upvc double glazed window to the side elevation, large sliding doors to:

**LIVING ROOM**  
4.26m x 3.49m (13'11" x 11'5")  
Good size living room accessed off the landing or kitchen via double sliding doors. Upvc double glazed windows to the front aspect. Smooth plastered walls and ceiling.

**BEDROOM ONE**  
3.94m x 2.67m (12'11" x 8'9")  
Master bedroom that benefits an ensuite and recessed area for wardrobes / dressing area. Upvc double glazed windows to the front aspect. Smooth plastered walls and ceiling.

**ENSUITE**  
Stylish ensuite that benefits fully tiled walls and flooring, walk in shower, low level WC and contemporary wash hand basin and towel radiator.

**BEDROOM TWO**  
3.94m x 3.02m (12'11" x 9'10")  
Great size second bedroom, Upvc double glazed windows to the rear aspect. Smooth plastered walls and ceiling.

**BATHROOM**  
Stylish main bathroom that benefits fully tiled walls and flooring, panelled bath with shower over, low level WC, contemporary wash hand basin and towel radiator.

**TENURE**  
We are informed by our client that the apartment will be Leasehold, this is to be confirmed by your legal advisor.

**LEASE**  
Brand new lease on completion of 250 years.

**SERVICE CHARGES**  
The service charge for Block C are approx £1,135 per annum and includes Building insurance and Communal maintenance. Ground rent approximately £250 per annum.

**COUNCIL TAX**  
Band - TBC

**ADDITIONAL INFORMATION**  
10 year BLP warranty  
Sigma3 Kitchen  
Bespoke bathrooms  
Cassellie sanitary ware



| Energy Efficiency Rating                    |         |                                                                                                                |
|---------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                      |
| Very energy efficient - lower running costs |         |                                                                                                                |
| (92 plus) A                                 |         |                                                                                                                |
| (81-91) B                                   |         |                                                                                                                |
| (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<br>2002/91/EC  |



3 Lozelles Block C



Total Area: 72.8 m² ... 783 ft²  
All measurements are approximate and for display purposes only