

TOTAL FLOOR AREA : 115.5 sq.m. (1243 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

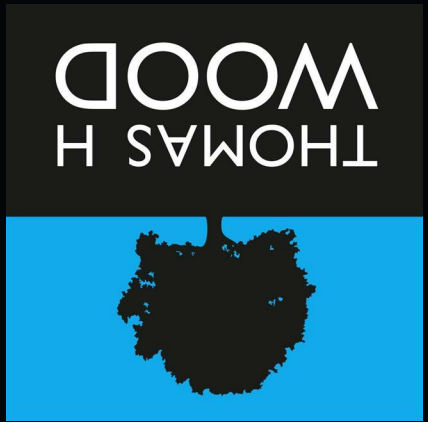
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Energy Efficiency Rating	
Potential	Current
82	73

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

EU Directive 2002/91/EC
 England & Wales



CONTACT

EMAIL

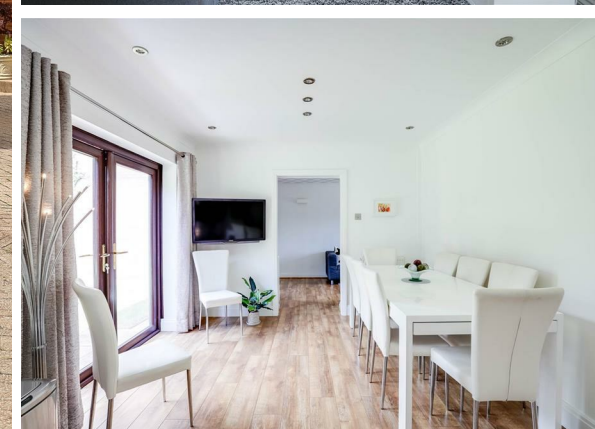
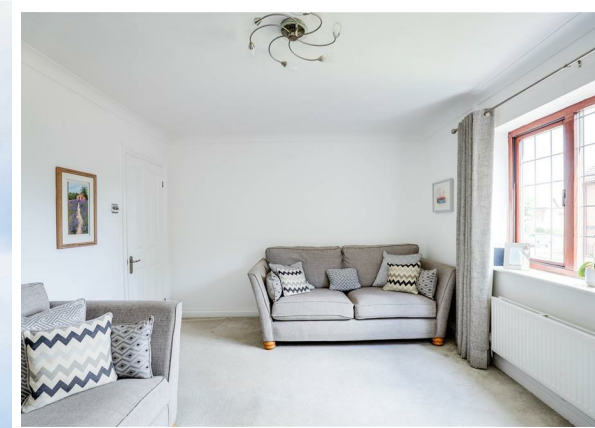
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26 Cefn Onn Meadows,
Lisvane, Cardiff
CF14 0FL

£499,950
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1243.00 sq ft

Current EPC Rating - C73

Potential EPC Rating - B82

Thomas H Wood are delighted to bring to the market this exceptional four bedroom detached family home in the popular location of Cefn Onn Meadows. The current owners have maintained the property to a very high standard and is offered for sale with NO ONWARD CHAIN. This ideal family home benefits from a modern open plan kitchen/diner, new boiler and a converted garage to create a spacious second reception room. Furthermore, the property sits at the head of this quiet cul de sac and has a generous and private, West facing rear garden. The property briefly comprises, entrance hallway, WC, lounge, open plan kitchen/diner, family room and utility room. To the first floor there are 4 good size bedrooms, with master bedroom en-suite and family bathroom. The property is a two short walk to Lisvane and Thornhill train station, the excellent bus links to the City Centre, Sainsbury's supermarket, Cefn Onn Parc and the popular Cottage Pub. . The property is within catchment of the highly regarded Lisvane and Thornhill primary schools and Llanishen High School.

HALLWAY

Via hardwood, glazed front door to entrance hallway with oak laminate flooring. Painted walls, smooth ceiling with coving, radiator with TRV, under stairs storage and doors to all rooms.

LOUNGE

4.42m x 3.35m (14'6" x 10'11")
Overlooking the front aspect of the property with carpeted floor, painted walls, smooth ceiling with coving, feature gas fire, double glazed window and radiator with TRV

W. C.

1.09m x 1.85m (3'6" x 6'0")
With oak laminate flooring, tiled walls, low level WC, wall mounted wash hand basin, radiator with TRV and double glazed window to front.

KITCHEN/DINER

6.83m x 3.20m (22'4" x 10'5")
A bright and spacious kitchen/diner with a range of wall and base units and contrasting work surfaces over. Continuation of oak laminate flooring, painted walls, smooth ceiling, spotlights and coving. Space and plumbing for dishwasher, fitted double oven, electric hob and extractor over. One and a half bowl sink and brushed chrome tap. Ample space for dining table and chairs. Radiators with TRV's.

UTILITY ROOM

1.68m x 1.84m (5'6" x 6'0")
With space and plumbing for washing machine, tumble dryer and fridge freezer. Continuation of oak laminate flooring, painted walls and smooth ceiling. Wall mounted boiler. UPVC Door and radiator with TRV

SITTING ROOM

2.63m x 5.89m (8'7" x 19'3")
A generous second reception room with the continuation of oak laminate flooring, painted walls, texture ceiling with coving, double glazed window to front, radiator with TRV and hardwood door to rear garden

LANDING

Carpeted stairs rising to the first floor landing. Doors to all rooms, airing cupboard with cylinder and loft access.

BEDROOM ONE

4.40m x 3.45m (14'5" x 11'3")
A excellent size master bedroom overlooking the front aspect of the property. With carpeted floor, painted walls, smooth ceiling, double glazed window, radiator with TRV and recessed space for wardrobes. Door to;

EN-SUITE

1.69m x 1.70m (5'6" x 5'6")
With luxury vinyl flooring, low level WC, pedestal wash hand basin and shower enclosure with Triton electric shower. Chrome towel radiator, painted walls, smooth ceiling, extractor and double glazed window to side aspect.

BEDROOM TWO

3.24m x 2.22m (10'7" x 7'3")
A further double bedroom overlooking the rear aspect of the property. With grey oak laminate flooring, painted walls, smooth ceiling, recessed space for wardrobes, radiator with TRV and double glazed window.

BEDROOM THREE

3.51m x 2.30m (11'6" x 7'6")
Overlooking the rear aspect of the property, with grey oak laminate flooring, painted walls, smooth ceiling, radiator with TRV and double glazed window.

BEDROOM FOUR

3.51m x 2.30m (11'6" x 7'6")
Overlooking the rear aspect of the property, with grey oak laminate flooring, painted walls, smooth ceiling, radiator with TRV and double glazed window.

FAMILY BATHROOM

1.72m x 1.91m (5'7" x 6'3")
With luxury vinyl flooring, low level WC, pedestal wash hand basin and bath with Triton electric shower. Chrome towel radiator, painted walls, partially tiled walls, textured ceiling, extractor and double glazed window to side aspect.

OUTSIDE

OUTSIDE

FRONT

Ample off road parking, laid lawn and gated access to rear garden.

REAR

A private and substantial rear garden with large laid lawn, patio area and side access to front. The garden benefits from a private and sunny, Westerly aspect.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band F



