



£650,000 Freehold

Lisvane Road | Cardiff | CF14 0SD

Hern &  
Crabtree



This charming detached property is perfectly located on Lisvane Road, Llanishen. Situated close to bus links and Llanishen station as well as having Llanishen reservoir a short distance away perfect for nearby walks. There are amenities nearby in both Llanishen retail park and Lisvane village and Coed Glas Primary School and Llanishen High School are within walking distance.

The well appointed accommodation briefly comprises an entrance porch, hallway, cloak room, dining room, living room and an open plan kitchen breakfast room to the ground floor. To the first floor is the primary bedroom with en suite, two further bedrooms and a bathroom. The property also benefits from rear and side gardens and a single garage along with off street parking for four vehicles. Viewings of this beautiful home are highly recommended and can be arranged via our Heath branch.



### Entrance Porch

Outside security light. Entered via a double glazed composite door to the side into porch. Glazed door to an open hallway.

### Hallway

Radiator, door to:

### Cloakroom

WC, wash basin, obscure glazed window to the front. Built-in cupboard, radiator.

### Dining Room 18'2 max x 11'6

Open from the hallway. Double glazed bay window to the front, working fireplace, radiator. Storage cupboard,

stairs to the first floor. Doors lead through to the kitchen and living room. Coved ceiling, picture rail.

### Living Room 21'2 x 14'0

Sliding double glazed patio door to the rear garden. Two double glazed windows to the side, fitted cupboards to the alcoves. Two radiators. Gas fireplace with surround.

### Kitchen Breakfast Room 20'4 x 11'9

Double glazed window to the side and rear. Wall and base units with quartz work tops over. 1.5 bowl sink and drainer with a 'Quooker' instant hot water tap. Full length 'Neff' dishwasher. Four ring 'Neff' induction

hob, cooker hood and tiled splash back. Integrated 'Neff' slide and hide oven and microwave oven, 'Neff' warming drawer. Downlights to the wall units. Integrated full length fridge and integrated full length freezer. Light oak vinyl flooring. Radiator, door to utility room.

### Utility Room 11'3 x 6'1

Base units, sink and drainer, plumbing for washing machine and space for tumble dryer. Electric radiator, light oak vinyl flooring. Double glazed door leading out to the rear garden. Door to garage.

### First Floor

Stairs rise up from the dining room.

### Landing

Metal banister and hand rail. Airing cupboard with linen shelves. Radiator. Corridor with double glazed window to the rear, door to primary bedroom.

### Bedroom One 14'1 x 12'10

Double glazed window to the rear, fitted wardrobes and dresser, radiator. Door to en suite.

### En suite 8'1 x 7'10

Part obscure glazed window to the front. Corner shower quadrant with plumbed shower, wash hand basin, vanity cupboard, fitted cupboards, one of which has a hanging rail. Wood laminate flooring, extractor fan, radiator.



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### **Bedroom Two 12'6 x 11'4**

Double glazed window to the front, radiator.

### **Bedroom Three 10'10 x 11'10**

Double glazed window to the side, radiator, fitted wardrobes. Door to a 'Jack and Jill' bathroom. Airing cupboard housing an 'Ideal' gas combination boiler.

### **Bathroom 7'11 x 6'7**

'Jack and Jill' bathroom with door to bedroom three. Double obscure glazed window to the side. WC, wash hand basin, bath with a plumbed shower over and glass screen. Part tiled walls, wood laminate floor, radiator.

### **External**

### **Front**

Rosapenna Lodge owns the drive with Rosapenna Cottage having two allocated car parking spaces at the top of the drive and unfettered access to the garage. Double wooden gate to further driveway to the front of the property, allowing two additional parking spaces, with landscaped gardens including mature shrubs, trees and flower borders. Summerhouse, gate leading through to the rear courtyard garden.

### **Side Garden**

Raised borders ready for planting.

### **Rear Garden**

Paving, sitting area, awning. Security light. Door leading through to the utility room.

### **Garage 12'5 max x 14'0 max**

Single garage with electric up and over door, power and light, additional storage area.

### **Additional Information**

We have been advised by the vendor that the property is Freehold.

EPC - D

Council Tax Band - G





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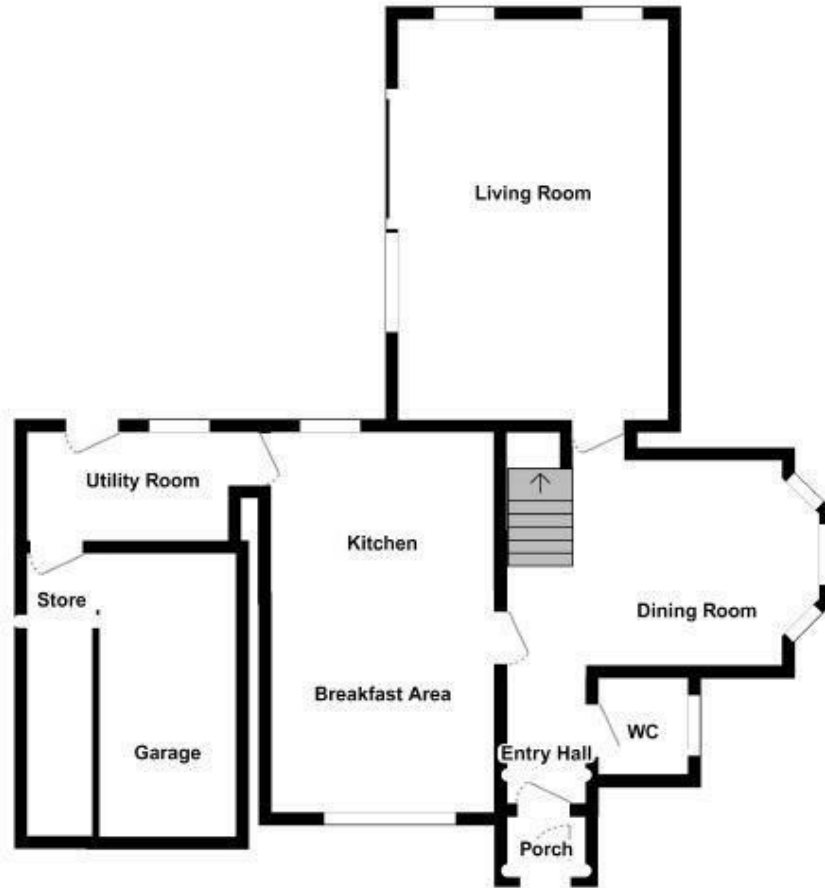
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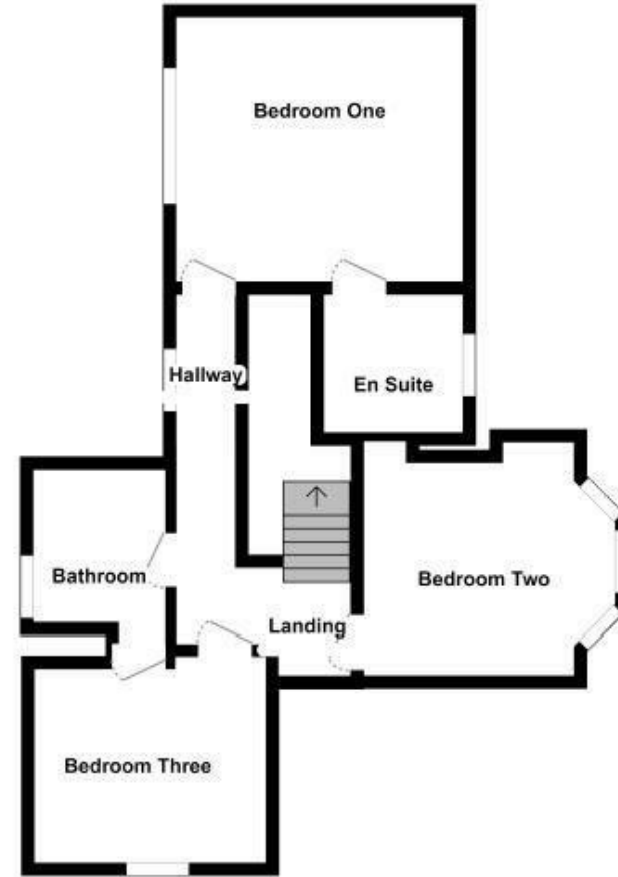


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Ground Floor



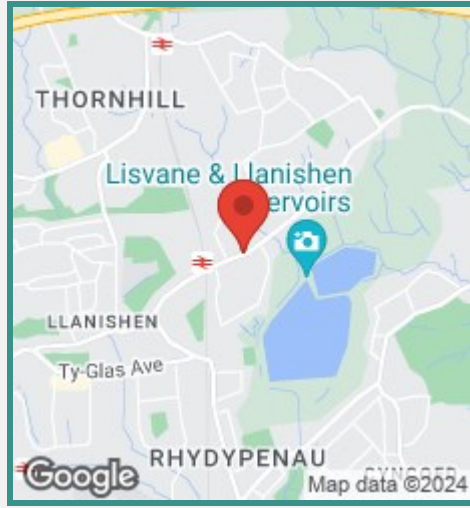
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First Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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





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