

Cherry Orchard Road

LISVANE, CARDIFF, CF14 0UD

£575,000

**Hern &
Crabtree**



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Situated in the highly sought-after location of Lisvane, this impressive detached four-bedroom home offers a perfect blend of modern living and convenience. Ideally positioned close to local amenities and the scenic Cefn Onn Park, the property is also within walking distance to Lisvane & Thornhill train station, making commuting effortless.

The spacious ground floor comprises two generous reception rooms, providing ample space for both relaxation and entertaining. The practical ground floor WC adds to the home's functionality. The well-appointed kitchen opens out to a beautiful, south-west facing garden—ideal for enjoying outdoor living in the sun. To the first floor there are four bedrooms and a family bathroom.

The property further benefits from off-street parking, as well as a garage, ensuring ample space for vehicles and storage. With its fantastic location, quality features, and ample living space, this property offers a wonderful family home in one of Cardiff's most desirable areas.



1332.00 sq ft

Entrance Porch

19'2 x 3'4 max

Double glazed door and windows, tiled flooring, step and door to hallway with obscure glazed glass.

Hallway

Wood laminate flooring, stairs to the first floor, radiator. Doors to:

Living Room

11'9 x 19'3 max

Double glazed windows to the front, double glazed patio doors. Radiator, coved ceiling. Electric fireplace with stone surround, wooden mantel and a marble hearth.

WC

6'8 x 3'10

Obscure glazed window to the side, WC, wash basin. Laminate flooring, coved ceiling, heated towel rail.

Dining Room

10'5 x 11'9

Double glazed windows to the rear, radiator, coved ceiling. Wood laminate flooring.

Kitchen

8'11 x 12'6

Double glazed windows to the rear, wood flooring, radiator. Wall and base units with laminate work tops over, 1.5 bowl stainless steel sink and drainer. Integrated four ring gas hob, integrated microwave, electric oven and grill. Integrated fridge, combination boiler. Integrated dishwasher. Tiled splash back and tiled walls.

First Floor

Stairs rise up from the entrance hall.

Landing

Coved ceiling, wooden banister, double glazed windows to the side. Loft access hatch. Airing cupboard with radiator. Doors to:

Bedroom One

11'0 x 11'10

Coved ceiling, radiator, double glazed window to the rear, fitted wardrobes.

Bedroom Two

11'9 x 11'10

Double glazed window to the rear, coved ceiling, radiator.

Bedroom Three

8'6 x 9'11

Double glazed window to the rear, radiator, fitted cupboard.

Bedroom Four

9'7 x 7'0

Double glazed window to the front, fitted wardrobe, radiator, coved ceiling.

Bathroom

6'6 x 7'9

Double obscure glazed window to the front. Corner bath, walk-in shower, wash basin, WC. Tiled walls, tiled floor, heated towel rail.

External

Front

Driveway providing off street parking, access to garage. Raised lawn area with mature flower beds, mature trees.

Rear lobby

3'6 x 9'6

Laminate doors to either side, obscured double glazed windows. Access to garage.

Garage

Up and over door, power, double glazed window, plumbing and space for washing machine and tumble dryer, space for fridge freezer.

Rear Garden

Patio sitting area, raised flower bed, lawn, timber fencing. Mature flower beds. External cold water tap. Greenhouse and shed to the rear. Paving to the washing line.

Additional Information

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

EPC - C

Council Tax Band - G

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