



21 Ty Glas Road, Llanishen, Cardiff, CF14 5EB

£500,000 Freehold

pa black



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A large imposing gable fronted semi-detached four bedroom extended family house of character, beautifully improved and tastefully fitted, built circa 1930, the front inset with a wide two storey splayed bay, external elevations finished in white rough cast render, all beneath a new 2009 pitched slate roof covering.

This substantial property occupies a convenient position fronting Ty Glas Road, a private residential road chiefly comprising charming 1930's dwelling homes, well placed equidistant to both Rhiwbina Garden Village and Historic Llanishen Village, with a further shopping centre just a few minute's walk located at Thornhill Cross Roads. Also close by is a Morrisons Super Store, a B & M Store and Marks & Spencer Food Hall.

This charming house includes an open fronted porch with a large arched entrance, a stunning entrance reception hall with an elegant spindle balustrade staircase and an imposing front door with stained glass leaded windows and side screen windows, a lounge with a wide bay and a Handsome working character fireplace, charming wood block floors, a formal dining room with French doors which open into the modern L shaped kitchen Diner and family room (19'9 x 19'10), equipped with a full range of stylish modern units installed in 2017, with an integrated Range Cooker, an Island unit, wood work tops and double French doors which open onto the sizeable level enclosed rear gardens.

There is also a stunning new 2020 ground floor shower room approached independently from the entrance reception hall, and also leading to a useful secure former garage store room ((9'3 x 7'1).

The first floor comprises three good sized bedrooms and a superb new 2018 stylish bespoke modern family bathroom being a generous (9'8 x 7'9), whilst a custom made spindle balustrade returning staircase leads to a second floor landing and a spacious fourth double sized bedroom (16'0 x 14'7) inset with two velux double glazed windows, and former part of a professional roof space conversion completed in 2009 with both planning and building regulation approval.

This impressive family home also benefits a wide block paved private entrance drive, and a level good size rear garden. The property also includes PVC double glazed replacement windows, PVC double glazed French doors and outer doors, gas heating with panel radiators Boiler Installed circa 2014, and a new electrical consumer unit to be installed shortly in 2021. A delightful family home in a convenient location. Must be seen!

Location

Ty Glas Road is located within walking distance to Llanishen Village with its own Post Office, a Police Station, St Isan Parish church and Llanishen High School. There are also many local shops and stores serving every day needs including a mini market, two hair dressers, a Pharmacy, local banks and Coffee Shops, and the Church Inn public house and restaurant. Also within walking distance is a railway station allowing fast travel to Cardiff City Centre. The location is very easy for access to Llanishen Village, with its historic Church and its wide range of local shops, stores, supermarkets, hair dressers, banks and coffee shops. There is also a local pharmacy and a post office, and schools in walking distance including Llanishen High School on Heol Hir and Christ The King Roman Catholic primary School on Everest Avenue. A special feature within a few minutes walking distance is a railway station allowing fast travel to Cardiff City Centre. Also within easy driving distance is an exit onto Manor way, allowing fast travel to the A 470 and the M4.





Ground Floor

Entrance Porch

Large open fronted archway entrance porch with original tiled threshold and ceiling light.

Entrance Reception Hall

Approached via an impressive panelled front entrance door inset with stained glass leaded upper light windows with matching side screen windows opening in to a hallway of character with a wide spindle balustrade staircase with half landing and main landing, tiled flooring, moulded skirting boards, dado rail, coved and panelled ceiling, stylish contemporary radiator.

Lounge

14' 10" into a bay narrowing to 12' 5" x 11' 9" (4.52m into a bay narrowing to 3.78m x 3.58m) Wide splayed bay with replacement PVC double glazed windows with leaded upper lights with outlooks across the block paved frontage gardens. Handsome character fireplace fully functional with slate hearth, two wide alcoves each with multiple shelves and wall dresser, high coved and panelled ceiling with ceiling rose, wood block flooring, radiator with pretty casement cover. Square opening leading to.....



Formal Dining Room 14' 1" x 11' 5" (4.29m x 3.48m)

Independently approached from the entrance hall via a white traditional style panel door with stylish chrome handle, radiator with pretty casement cover, high coved ceiling with ceiling panels and ceiling rose, wood block flooring, two alcoves, double doors with side screen windows opening in to the family room.

Kitchen Diner & Family Room 19' x 19' 10" max (5.79m x 6.05m max) An L shaped open plan fully fitted kitchen, breakfast room and family room, providing a fabulous social living space, equipped with a full range of panel fronted modern floor units with chrome handles and square nosed solid wood work surfaces incorporating a white ceramic sink with chrome mixer taps and drainer, large Bush range cooker with eight ring gas hob, two built-in fan assisted electric ovens, with separate grill and warming drawer, stainless steel canopy style extractor, metro design ceramic tiled walls, integrated Bush dishwasher, multiple deep pan drawers and custom made cutlery compartments with soft closing doors and drawers, freestanding island unit with oak worktops and breakfast bar, slate tiled flooring throughout, high ceiling inset with two velux double glazed windows, two sets of separate white PVC double glazed French doors each with side screen windows open on to a wide decked sun terrace with outlooks that extend across the rear gardens. Part panelled walls, double radiator, and further PVC double glazed window with a side garden aspect, coving, and air ventilator.



Space for the housing of an upright fridge freezer, stylish chrome finished light switches and power points throughout.

Shower Room 7' 1" x 8' 5" (2.16m x 2.57m)

Stylish and contemporary modern 2020 shower room suite with metro designed tiled walls and tiled flooring comprising ceramic tiled shower cubicle with chrome waterfall shower fitment with clear glass shower door and screen, mounted wash hand basin with chrome fittings, W.C. with china handle, continuous ceramic tiled floor, stylish chrome vertical towel rail/radiator, high ceiling with spotlights, air ventilator, PVC double glazed outer door opening on to the side and rear gardens, built out cupboard housing a Main Eco Elite gas fired central heating boiler, internal PVC double glazed door opening in to the former garage.

First Floor

Landing

Approached via a returning spindle balustrade staircase with half landing and main landing, dado rail, high coved ceiling, elegant stained glass leaded PVC double glazed window to side, stylish chrome power points and light switches.



Master Bedroom One

14' 10" into a bay x 11' 4" (4.52m into a bay x 3.45m)

Approached via a white traditional style panel door with chrome handle, two alcoves each fitted with solid wood sliding door fronted wardrobes, wide splayed bay with PVC double glazed windows with leaded upper lights with outlooks on to the frontage road, radiator with pretty casement cover.

Bedroom Two

14' 1" x 11' 5" (4.29m x 3.48m)

PVC double glazed window with a rear garden outlook, high coved and panelled ceiling, stylish contemporary radiator, and white traditional style panel door with chrome handle to landing.

Bedroom Three

8' x 7' 7" (2.44m x 2.31m)

Approached from the landing via a white traditional style panel door with chrome handle, picture rail, stylish chrome light switches, stylish contemporary radiator, PVC double glazed window with leaded upper lights with outlooks on to the frontage road.

Family Bathroom

9' 8" x 7' 9" (2.95m x 2.36m)

A truly stunning white modern family bathroom suite with metro tiled walls and stylish ceramic flooring, comprising panel bath with chrome mixer shower fitment, chrome mixer taps, pop-up waste, chrome shower rail and curtain over, circular shaped mounted wash hand basin with chrome mixer taps, pop-up waste and a marble surround, slim line W.C., part panelled walls, chrome shaver point, stylish chrome vertical towel rail/radiator, two obscure glass PVC double glazed windows to side.

Second Floor

Landing

Approached via a carpeted returning spindle balustrade custom made staircase leading to the main landing, with PVC double glazed window to side and stylish chrome light switch.

Bedroom Four

16' x 14' 7" (4.88m x 4.45m)

Approached from the second floor landing via a white traditional style panel door with chrome handle, radiator, and access to useful roof space storage area, two velux double glazed windows to rear.

Outside

Front Entrance Drive

Fully completed in block paving providing a substantial off street vehicular parking area screened along two sides by thick conifer trees to afford natural levels of privacy and security.

Former Garage

9' 3" x 7' 1" (2.82m x 2.16m)

A former garage, now just storage space, very useful with electric power and light, roller up and over door approached from the main drive, internal courtesy door, space with plumbing for an automatic washing machine, space for the housing of a tumble dryer.

Rear Garden

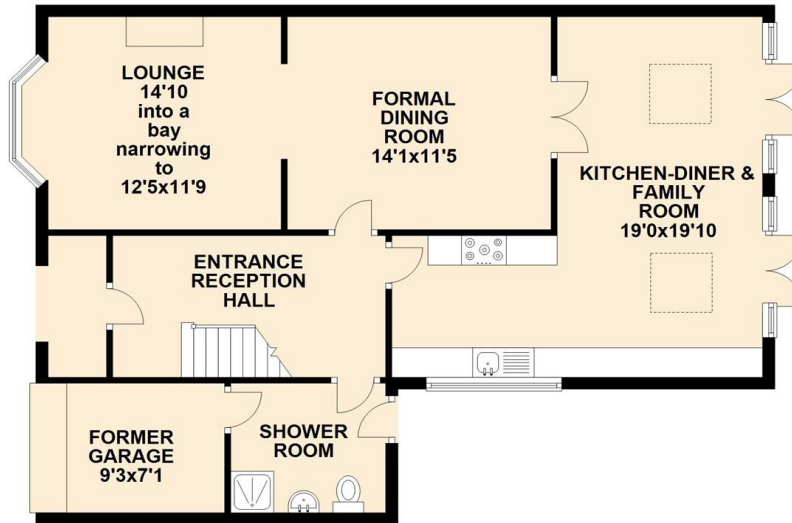
A good size rear garden, level and partly laid to lawn, inset with a paved sun patio beyond a full width decked sun terrace. The rear garden is both private and enclosed by 6 ft high timber panel fencing and secure brick built boundary walls and screened to the rear by conifer trees.





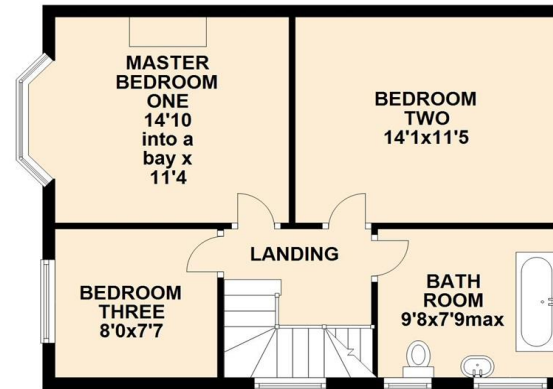
GROUND FLOOR 895 SQUARE FEET

Approx. 894.8 sq. feet



FIRST FLOOR 530 SQUARE FEET

Approx. 527.3 sq. feet



SECOND FLOOR 296 SQUARE FEET

Approx. 296.0 sq. feet



Total area: approx. 1718.2 sq. feet

BRANCH ADDRESS: 24 Station Road, Llanishen, Cardiff, CF14 5LT

EPC Rating: Awaited

Property Ref: LSN303485 - 0002



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