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£1,100,000

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Forming part of the prestigious Heritage Collection in St Denys's Gate, Cefn Mabley Road, Lisvane, this truly outstanding detached five bedroom executive style modern residence, was built by Messrs Redrow Homes in 2015 to a high specification, the Blenheim in design, double fronted in style, and finished externally in facing brick.

This magnificent family home provides exceptional living space including a 40'7 FT stylish fitted kitchen, breakfast room and family room, equipped with a contemporary quality kitchen, with porcelain tiled floors and granite work surfaces, bespoke in both its colour pattern and bevelled design.

There are also a full range of high quality Siemens integrated appliances strategically placed throughout this truly luxurious space. Composite white double glazed bi-folding doors open onto a private landscaped rear garden, whilst a good sized utility room provides valuable storage space.

A charming entrance reception hall includes an oak staircase with chamfered newels and spindles finished with clear lacquer, leading into a gallery landing, whilst the living space flows into a spacious main lounge (17'6 x 13'0), and a formal dining room (13'0 X 11'8).

The ground floor also includes a stylish downstairs cloak room, and modern contemporary gas fired UNDER FLOOR HEATING allows a balanced heating.

A large gallery landing overlooks the impressive hallway, and provides comfortable access to each of the five double sized bedrooms.

The master suite is a sizeable (13'6 x 12'10), equipped with an ensuite dressing room fitted with full height Hammonds wardrobes, leading into a capacious ensuite shower room, fitted with a stylish Villeroy & Bosch luxury suite including twin wall mounted wash hand basins, a full size walk-in contemporary shower and a slim line wc. Bedroom two also includes an ensuite shower room with a Villeroy & Bosch suite, as does the impressive family bathroom, which includes both a panel bath and a separate shower cubicle.

This impressive home fronts a court yard style gated close, private and secure, and well away from passing traffic.

The property also includes white PVC double glazed windows, gas heating, a door bell entry system with video operated telecom gate access, a Minster stone fireplace inset with a clear view living flame log effect gas fire, stylish contemporary Oak internal doors, chrome light switches and power points, and a 10 year N H B C guarantee.

There is a detached double garage, approached by a four car private block paved entrance drive.

A most distinctive property, built and designed with much character.





Ground Floor Entrance Porch

A large open fronted porch with arched brick entrance and paved threshold with outside light leading to...

Entrance Reception Hall

Approached via a composite panelled front entrance door with golden oak front and pretty diamond leaded centre window together with chrome door furniture and security eye hole opening into a main entrance reception hall with a wide solid oak returning spindle balustrade stair case with useful built in under stair cloaks hanging cupboard, high coved ceiling, two pretty PVC leaded window to front, quality tiled flooring, stylish chrome light switches, security video operated entrance gated telecom security entrance phone. Under floor heating.

Downstairs Cloakroom Stylish white suite with stone tiled flooring and part tiled walls, with slim line W.C, mounted corner wash hand basin with chrome mixer taps and pop up waste, air ventilator, spotlights.

Lounge 17' 6" x 13' (5.33m x 3.96m) A principle reception room, approached from the reception hall via an oak panel door with chrome handle, wide splayed bay with PVC double glazed windows with leaded lights with elevated out looks over the quiet gated frontage close. Stone Minster style fire place with clear view log effect living flame coal effect gas fire, high coved ceiling, under floor heating.



Formal Dining Room

13' x 11' 8" (3.96m x 3.56m) Approached from the entrance reception hall via an oak panelled door with chrome furniture leading to a spacious formal dining room, inset with a wide splayed bay with PVC double glazed leaded windows with elevated outlooks onto the quite gated frontage close, stylish chrome light switches and power points, high coved ceiling, stone tile flooring, under floor heating.

Open Plan Kitchen/family Room

40' 7" x 12' narrowing to 11'3, (12.37m x 3.66m narrowing to 11'3,) A capacious open plan social space, combining a fully fitted kitchen, a dining area and a family room, running the full width of the house, equipped with PVC double glazed bi-folding doors together with two PVC leaded double glazed windows each with outlooks onto the south facing enclosed private rear gardens. The kitchen is of high specification, with panel door fronts and solid granite work surfaces, incorporating a stainless steel sink with mixer taps, vegetable cleaner and granite drainer. Integrated Siemens induction four ring electric hob with a CDA canopy style ceiling extractor hood, integrated Siemens wine cooler (Vinothek), integrate Siemens coffee maker, integrated Siemens microwave combi oven, and two further integrated Siemens fan assisted ovens..



Integrated Siemens dishwasher, porcelain tile flooring throughout, stylish chrome light switches and power points, soft closing doors and draws with custom made cutlery compartments, corner carousel chrome retractable shelving, integrated recycle bins, fully integrated Siemens larger fridge and separate larger freezer. Ample space for a large dining table and 6-8 chairs, family room with continuous porcelain tile flooring providing space for a full size sofa suite, high coved ceiling throughout with multiple spot lights, oak panelled internal doors with chrome handles leading independently to the entrance hall and separately into the utility room. Air ventilator.

Utility Room

13' x 6' 1" (3.96m x 1.85m) Fitted with matching panel fronted floor and eye level units with characteristic handles and solid granite work tops incorporating a stainless steel sink with chrome mixer taps, integrated washing machine, integrated tumble dryer, continuous porcelain tiled flooring, extensive storage space, high cove ceiling with spot lights, concealed wall mounted Ideal gas fired central heating boiler, double glazed part panelled outer door opening onto the side and accessing the rear gardens, air ventilator, stylish chrome power points and light switches throughout.



First Floor Landing

17' 8" x 15' Maximum, (5.38m x 4.57m Maximum,) Gallery landing approached via a returning solid oak spindle balustrade stair case leading to a spindle balustrade landing. A very spacious central landing area inset with a wide square bay equipped with a PVC double glazed leaded window with elevated outlooks over the gated close and extending to distant hillside. High cove ceiling with access to roof space. Built in airing cupboard housing a thermal Evocycle hot water system fully vented, with chrome light switch and header tanks over.

Master Bedroom One

13' 6" x 12' 10" (4.11m x 3.91m) A spacious master bedroom with attached master suite, the bedroom is equipped with a wide splayed bay to the front inset with white PVC double glazed leaded windows with elevated outlooks over the quiet gated close with views extending to distant hillside. High cove ceiling, radiator, stylish chrome light switches and power points, solid oak panelled internal doors with chrome door furniture.



Ensuite Dressing Room/wardrobe

6' 8" x 7' 5" (2.03m x 2.26m) Equipped with high quality Hammond's full height panel fronted wardrobes with mirror fronts designed along two sides with extensive hanging space and storage space. Leading into...

Ensuite Shower Room

8' 10" x 7' 5" (2.69m x 2.26m) High quality Villeroy and Boch suite with walls and floor chiefly tiled comprising of a triple length walk in contemporary shower with chrome waterfall shower fitment and separate hand fitment, large clear glass shower screen, chrome fittings throughout, two wall mounted separate square shaped wash hand basin each with chrome mixer taps, pop up waste and built out vanity units, slim line W.C, air ventilator, ceiling with spot lights, full height vertical chrome towel rail/radiator, obscure glass PVC double glazed leaded window to side.

Bedroom Two

13' x 10' 2" (3.96m x 3.10m) Into a wide splayed bay with PVC double glazed leaded windows with elevated outlooks across the quiet frontage close and with views extending towards distant hillside. Approached from the gallery landing with solid oak panelled internal door with chrome door furniture, radiator, height cove ceiling, built out high quality Hammond's wardrobe with mirrored fronts, stylish chrome power points and light switches.





Ensuite Shower Room

High quality Villeroy and Boch white suite with walls and floor largely tiled and comprising ceramic tile shower cubicle with chrome shower unit and clear glass shower door and screen, shaped wall mounted wash hand basin with chrome mixer taps, pop up waste and a built out vanity unit, slim line W.C, stylish chrome vertical towel rail/radiator, PVC double glazed window to side, high ceiling with spotlights, air ventilator, chrome shaver point.

Bedroom Three

13' x 8' 9" (3.96m x 2.67m) Plus a 2'3 deep entrance recess. A further double sized bedroom inset with a white PVC double glazed window with a rear garden outlook, high cove ceiling, stylish chrome light switches and power points throughout.

Bedroom Four

16' 3" x 8' 8" (4.95m x 2.64m) A further double sized bedroom, equipped with a built out wardrobe with mirror fronts, high cove ceiling, stylish light switches and power points, radiator, PVC double glazed leaded window with a pleasing rear garden outlook, solid part panelled internal door with chrome door handle to main landing.

Bedroom Five

10' 1" x 11' 1" (3.07m x 3.38m) Approached from the landing via an oak part panel door with chrome door handle, leading to a further double sized bedroom, equipped with a double size PVC double glazed leaded window with a pleasing rear garden outlook, high cove ceiling, radiator, stylish chrome light switches and power points throughout.

Family Bathroom

9' 2" x 6' 2" (2.79m x 1.88m) High quality Villeroy and Boch white suite with walls and floor largely tiled. Suite comprises shaped panel bath with chrome mixer taps and pop up waste, slim line W.C, wall mounted shaped wash hand basin with chrome mixer taps, pop up waste and a built out vanity unit, separate fully tiled shower cubicle with chrome shower unit and clear glass shower door and screen, air ventilator, high ceiling with spot lights, PVC double glazed obscure glass leaded window to side, chrome shaver point, oak panel door with chrome door handle to landing.

Front Garden

Chiefly laid to lawn and inset with a paved stepped entrance path, enclosed on one side with a screen of trees and timber fencing to afford privacy, useful side garden gate providing access to a paved side garden, also enclosed by timber fencing and affording privacy by a screen of trees and benefiting from an outside light.

Rear Garden

South facing, chiefly laid to lawn beyond a paved sun terrace, edged with borders of shrubs and plants along two sides, and enclosed by timber fencing with screens of trees affording high levels of privacy and security. Raised decked sun patio currently housing a £10,000 Breeze house providing a very impressive outdoor social space and available to be purchased within the asking price. The fencing on one side is topped with trestle wave fencing providing a 7 FT screen, and there is a further side access. The rear garden benefits outside power points and security floor light with sensor.

Detached Double Garage

Characteristic detached double garage, brick and block built with a hipped tiled roof approached via double up and over door leading to a substantial double garage, with electric power and light and open roof space for storage.

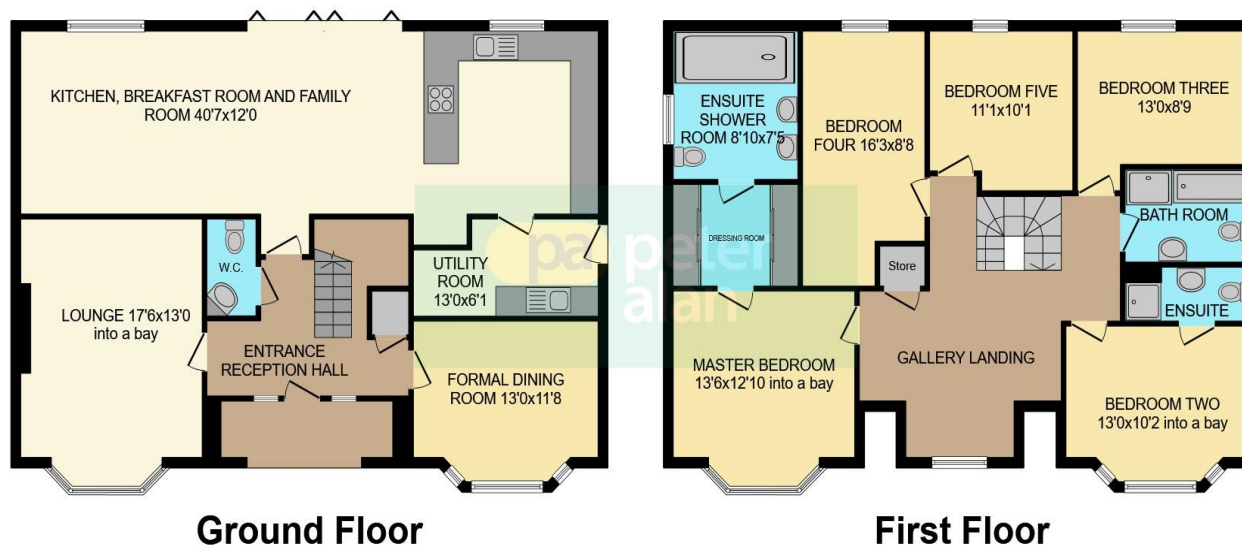
Entrance Drive

Private double width off street vehicle entrance drive providing parking for two cars leading to the detached double garage



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