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2 Wood Close, Lisvane, Cardiff, CF14 0TT.

£1,135,000

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A capacious well-designed imposing double fronted detached five-bedroom family residence, providing 3300 square feet of living space, and occupying a prime location fronting a select and exclusive close, comprising similar style houses built in 1988 by one of the Bailey Homes brothers to the requirements of a prominent local businessman.

This capacious versatile property was constructed to a high specification and its location was reputed at the time, to be the most expensive speculative built houses ever seen in Cardiff.

Tucked away with substantial landscaped southerly facing corner gardens this most impressive property is approached via high arched fob operated electronic double gates leading to a particularly large private drive, with parking space for at least 8 vehicles.

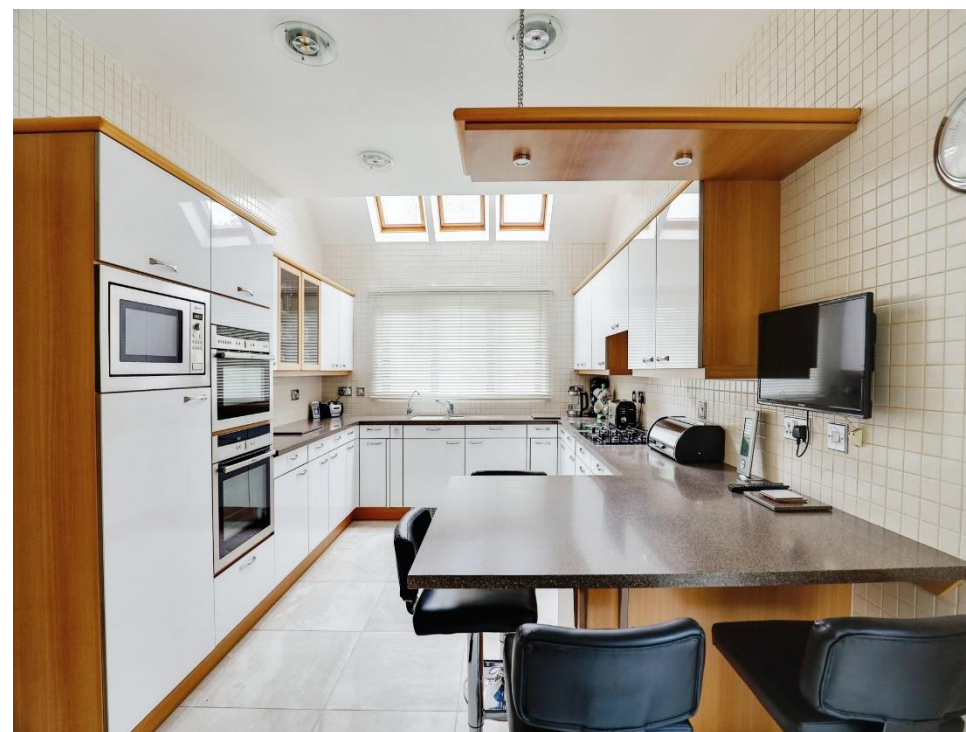
Extensive improvements have been carried out in recent years by the present owner including the construction of numerous high quality storage outbuildings with a versatile range of uses including a log cabin garage imported from Finland, a stylish contemporary summer house added in 2017, being bespoke in tantalised pine timber approached via composite grey double glazed French doors with matching side screen windows, fully insulated with glass fibre (Rockwool) and enjoying an enviable ambience across the landscaped south facing gardens.

Additional parking is provided by means of an integral double garage, (20'7 x 19'6) a large, attached carport with up and over door, whilst double doors provide access from the double garage onto a block paved drive which leads directly into the Log Cabin garage. As the property includes undercover parking for 4 cars, some of the garaging space could be converted in to further living space subject to planning permission and if desired.

In recent years the property has been further modernised including new Italian porcelain tiles within the large 25 ft entrance reception hall, a very bespoke 2016 downstairs cloakroom designed and fitted by Taylors Etc with an Italian Laufan white suite, a refurbished open plan kitchen and breakfast room (17' 10" x 10' 1") completed in 2013, with Rationale German fitted units, integrated Neff appliances including two microwave/combo ovens, a fan assisted oven, an integrated larder fridge and a Siemens dishwasher as well as a Neff gas hob. Work surfaces are Corian including a square shaped breakfast bar, and three large velux double glazed windows in addition to a garden window provide ample natural sunlight. The double-glazed sun lounge conservatory is accessed from the kitchen and is linked to the sitting room by a further entrance.

The gracious ground floor living space also includes a charming lounge (20' 3" x 15' 10") inset with a bespoke Italian marble fireplace with a recent stylish living flame log effect burner, a formal dining room (15'6 x 11'6) and a further generous sitting room (15' 8" x 13' 8"). Other features include a large utility room, walk-in clothes closet off the entrance hall, and all internal joinery is mahogany hardwood with matching traditional doors with Regency handles, skirting boards, door architraves and an imposing returning spindle balustrade staircase which leads to a gallery landing.

The first floor living space includes a most commanding master bedroom (17' 9" x 15' 3"), with its own ensuite dressing areas with stylish wardrobes with coloured cappuccino glass doors (2016), and a separate ensuite full size bathroom (10' x 7' 2"), comprising a panel bath, two wash hand basins, a quadrant shower cubicle and a W.C.





There are four further double size bedrooms, and two full size further bathrooms - one being ensuite. A special hidden feature of the first-floor accommodation is a sauna room accessed from the family bathroom. Further improvements include extensive landscaping to the gardens completed in 2017, a 10 year NHBC guarantee that was provided for the property when it was constructed in 1988, a sophisticated and fully operational periphery intruder alarm, maintained by ADT with a central dial-up that links to the owners phone, additional roof space insulation 200 mm above the exiting insulation added in 2008 under a RIS government grant, and a new Potterton central heating boiler in 2015 and new Andrews hot water boiler in 2016 both under a British Gas maintenance contract.

The heating is linked to a hive system with many radiators featuring thermostatic valves. Wood Close is most exclusive cul de sac positioned just off Lisvane Road, equidistantly placed for access to both Lisvane Village and Llanishen Village, with its local railway station providing fast access to Cardiff city centre. Within easy access there are links on to the M4, one via the Pontprennau Cardiff gate exit and a second within easy driving distance from either Coryton or the University Hospital of Wales linked by the A 48 eastern Avenue. A notable feature is that the property lies within the Cardiff High School catchment, a very popular high school located in Lakeside/Cyncoed. There is further opportunity to expand the extensive living accommodation into the ample garage space, subject to planning permission and if desired.



Entrance Porch Open fronted, undercover roof, ornamental outside light, quarry tiled threshold.

Entrance Hall 25' 4" x 8' 1" (7.72m x 2.46m) Approached via a solid mahogany hardwood front entrance door with Regency handles and matching double glazed side screen window leading into a central particularly spacious hall with Italian porcelain tiled flooring, hardwood mahogany spindle balustrade carpeted returning staircase with two half landings, a dado rail and under stair storage cupboard. Two radiators, high ornate coved ceiling with ceiling panels and two ceiling roses. Large built-in formal cloaks hanging cupboard.

Downstairs Cloakroom 7' 5" x 3' 9" (2.26m x 1.14m) Stylish contemporary recently installed white suite with Italian porcelain tiled floor, impressive ceramic tiled walls, slim line W.C. with concealed cistern (Laufen), with a Geberit touch sensory chrome framed flush, Laufen contemporary shaped wash hand basin, wall mounted with a freestanding vanity unit, chrome mixer taps and pop-up waste, ceiling with concealed LED lighting, stylish vertical radiator/towel rail, double glazed window to front.

Sitting Room 15' 8" x 13' 8" (4.78m x 4.17m) A generous sized reception room, inset with hardwood mahogany French doors with side screen windows opening onto a landscaped and private side garden, ornate coved ceiling, partial splayed bay with double glazed windows overlooking. the private frontage drive, double radiator.



Lounge 20' 3" x 15' 10" (6.17m x 4.83m) Approached from the entrance reception hall via double panelled mahogany doors leading into a large main reception room, with two hardwood mahogany double glazed windows each with electric remote controlled vertical blinds, with views across the landscaped rear gardens, coved ceiling and ceiling panels, solid Italian marble bespoke fireplace, Regency style, with marble hearth, tiled inset, and with a Gazco cast iron living flame log effect log burner with remote control. Three radiators, double hardwood panelled folding doors opening into the main dining room, further additional door leading directly into the conservatory.

Formal Dining Room 15' 6" x 11' 6" (4.72m x 3.51m) Independently approached from the main hall, inset with a large mahogany hardwood double glazed window with outlooks across the extensive frontage driveway, ornate coved ceiling with ceiling panels, large double radiator.

Kitchen 17' 10" x 10' 1" (5.44m x 3.07m) A most impressive and very well fitted open plan kitchen and breakfast room, with an extensive range of contemporary Rational German floor and eye level doors and drawer units in white high gloss with chrome handles beneath solid Corian work surfaces incorporating two moulded seamless white basins with integrated drainer, chrome mixer taps and filter water tap, built-in waste disposal, integrated Neff four ring gas hob with a black glass top, beneath a concealed extractor hood, integrated Siemens dishwasher, integrated Neff larder style fridge, integrated Neff stainless steel microwave oven,



further integrated Neff multi-functional combined oven-grill, and microwave further integrated Neff fan assisted electric oven. Matching glass fronted eye level display cabinets, under unit LED lighting, ceramic tiled walls, matching chrome finished 13 amp electric power points and light switches throughout, peninsula square shaped Corian breakfast bar, overhead fly shelf with LED spotlights, ceiling with six further light fittings, three corner carousel low level units, hardwood mahogany double glazed window with a delightful outlook across the landscaped gardens, three separate velux double glazed high level windows allowing extensive natural light. The kitchen was refurbished in 2013, with all walls ceramic tiled and in recent years Italian porcelain 600 size floor tiles throughout (2016)

Utility Room 11' x 4' 9" (3.35m x 1.45m) Fitted along one full side with a range of both modern floor and eye level units with wood laminate effect work surfaces and part ceramic tiled walls with stylish chrome finished 13 amp electric power points and light switches, Italian porcelain tiled floor, space with plumbing for an automatic washing machine, space for the housing of a tumble drier, two integrated Neff freezers, double width. Radiator, hardwood mahogany panelled double glazed outer door opening onto the side porch and gardens.

Conservatory 13' 9" x 8' 3" (4.19m x 2.51m) A wonderful amenity to the property, approached independently from both the lounge and the kitchen, well placed with a south facing aspect across the delightful, landscaped gardens, completed with full-size double-glazed windows along three



sides together with a sloping double-glazed clear glass roof, inset with double glazed French doors that open directly onto a wide paved sun terrace. Wall mounted EWT electric heater. Power and light.

First Floor Landing Approached via a carpeted returning hardwood mahogany spindle balustrade staircase with dado rail leading to a spindle balustrade gallery landing, high ornate coved ceiling with ceiling panels, hardwood double glazed window with rearward aspect, ceiling roses, radiator.

Master Bedroom One 17' 9" x 15' 3" (5.41m x 4.65m) A well designed and tastefully fitted master suite comprising of a sizeable bright double size master bedroom, inset with a floor to ceiling double glazed hardwood mahogany window with views across the extensive landscaped side and rear gardens, further matching window with a rearward outlook, additional hardwood mahogany double-glazed window with aspect across the private frontage drive. A charming room with ornate coving and four ceiling lights, two double radiators, access to neatly concealed eaves hanging storage space with contemporary coloured cappuccino glass sliding doors and multiple shelving neatly hidden behind a freestanding wall giving a second private dressing area.

Principle Dressing Area 13' 7" x 5' 9" (4.14m x 1.75m) Approached from the master bedroom via a square opening, inset with a velux double glazed ceiling window allowing additional natural light, tastefully fitted with recently replaced silver framed mirror fronted floor to ceiling height wardrobes with sliding doors, coved ceiling, radiator.





En Suite Bathroom 10' x 7' 2" (3.05m x 2.18m) Walls ceramic tiled, modern white suite (Twyford) comprising of a large shaped double bath with chrome mixer taps and pop-up waste, two oval shaped his and hers wash hand basins each with chrome mixer taps and pop-up waste, built out white panel fronted vanity units providing extensive storage space, ceramic tiled quadrant shower cubicle with clear glass sliding doors and shower screen, inset with a Mira chrome shower unit, W.C. with concealed cistern, hardwood mahogany double glazed window to side, stylish chrome vertical radiator/towel rail. Shaver point.

Bedroom Two 13' 9" x 10' 4" (4.19m x 3.15m) Inset with a hardwood mahogany double-glazed window with a pleasing rearward outlook across the extensive gardens, ornate coved ceiling with ceiling rose, radiator. Fitted four door wardrobes.

En Suite Bathroom 10' x 7' 1" (3.05m x 2.16m) Full size whisper grey Twyford suite comprising shaped corner bath with chrome mixer taps, pop-up waste and chrome hand grips, shaped wash hand basin with chrome mixer taps and pop-up waste, bidet with chrome mixer taps and pop-up waste, W,C. with concealed cistern, shaver point, radiator, separate ceramic tiled shower cubicle with Mira chrome shower unit, hardwood mahogany double glazed window to side.

Bedroom Three 15' 11" x 14' 10" (4.85m x 4.52m) Stylish fitted contemporary wardrobes along one, double glazed hardwood window with outlooks across the delightful rear gardens, radiator. Coved ceiling.

Bedroom Four 11' 7" x 8' 9" (3.53m x 2.67m) Plus a 3' 3" x 2' 11" entrance recess. Hardwood double glazed window to front, radiator, coved ceiling.

Bedroom Five
12' 8" x 12' 4" Max (3.86m x 3.76m Max) Double glazed window to front, coved ceiling, radiator.

Family Bathroom 8' 2" x 6' 9" (2.49m x 2.06m) Ceramic tiled walls, full modern Tywford white suite, comprising low bath ideal for young children, chrome mixer taps and pop-up waste, wash hand basin with chrome mixer taps and pop-up waste, separate corner shaped shower cubicle with glass sliding doors and side screens, inset with Mira shower unit, slim line wc, stylish chrome vertical radiator, double glazed window to side. Shaver point.

Sauna 5' 5" x 8' 2" (1.65m x 2.49m) Accessed from above. Tylo sauna, selected by the Swedish sauna society company, fully operational with pine seats and footrest.

Double Garage 20' 7" x 19' 6" (6.27m x 5.94m) Reducing to 17'9. Two electric fob operated garage doors, electric power and light, outer door to rear porch and side gardens, window to side car port, double doors leading onto a block paved driveway within the side gardens that leads into the Log cabin garage. Electric power and light.

Car Port 21' 7" x 7' 6" narrowing to 4' 11" (6.58m x 2.29m narrowing to 1.50m) Attached to the garage with a matching up and over door to the front and open rear access via a full height wrought iron gate. In addition to a garden shed, wood store and storage shed, and outside parking for 8 or more cars, the property gives total undercover parking for 4 cars or the opportunity to convert some of the garage space into the living accommodation.

Log Cabin Garage/hobbies Room 18' x 12' 6" (5.49m x 3.81m)

Summer House 13' 5" x 7' 5" (4.09m x 2.26m)

Front Entrance Drive Eight car private tarmac entrance drive, approached by fob operated electric gates leading to a wide driveway with parking for up to eight cars. The drive itself is enclosed by imposing brick-built boundary walls with matching pillars and a separate pedestrian gate. Imposing Victorian style streetlight set on a dusk to dawn light setting.



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