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14 Holly Grove, Llisvane, Cardiff, CF14 0UJ

£550,000



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A traditional detached double fronted four bedroom family home, built; circa 1969, extended circa 2004, and occupying a tranquil position fronting a quiet and private select residential close, well away from passing traffic. The property which is available with no chain, is conveniently placed within walking distance to both Lisvane Primary School and Lisvane railway Station, whilst also close by are the charming Cefn Onn Country parks and the Old Cottage Inn, with its fine dining restaurant. This spacious home has a generous level enclosed garden, a private front entrance drive and a (30'1 x 9'8) tandem garage.

The property also includes gas heating with panel radiators (New Worcester Boiler 2020 annually serviced under a British Gas Contract), white PVC replacement double glazed windows (some replaced in 2023). With its generous sized rooms and its bright and select location, this impressive property would prove suitable for a family or ideal for a couple seeking space for grandchildren to stay. The well-designed and versatile living space comprises a main entrance hall approached by an open fronted porch, a ground floor and very useful shower room with shower cubicle, wash hand basin and wc (2004). There is also a lounge (15'9 x 11'10), a separate formal dining room, a super-sized sun lounge conservatory (19'0 x 12'8) inset with French doors which open onto and overlook the private gardens. The ground floor also comprises a large well fitted open plan German kitchen and breakfast room (18'2 x 8'10), fitted in 2009, and a further separate utility room (10'4 x 7'1).

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### Lisvane

The property is located only a short distance from Coed-y-Felin which comprises about 16 acres of semi ancient and mixed natural woodland in the heart of Lisvane, sandwiched between Heol Cefn Onn (the main entrance), Clos Llysfaen, Ivydale, Ridgeway and Millrace Close, with entrances in each.

The property is well placed with good access to the highly regarded Lisvane Primary School, and the very popular Thornhill Primary School, whilst within Lisvane there are Treetops Play Group and Lisvane Nursery.

Lisvane is one of the most desirable areas of North Cardiff. Facilities include a Pharmacy, a local village Shop, hairdressers, a community cabin library, a park, and ride, a Generation Dyslexia School, a parish church, a scout hall and a community/village hall. Lisvane cricket club is based at Polymath in nearby St Melons. Secondary schools locally include Corpus Christie Catholic high School on TY Draw Road and Llanishen High School on Heol Hir.





There is also an active community association with 29 affiliated groups and the Panthers Football Club which is a major player in South Wales. Within a short distance is a local Sainsbury Super Store with petrol station, Doctors surgery and a Pharmacy. Within easy driving distance are three shopping centres including Thornhill Cross Roads, Rhiwbina Garden Village and Llanishen Village. Also within the vicinity is a newly opened Miller & Carter Steak House, The Pendragon Public House and Restaurant, the New House Hotel and the Manor Park Hotel and restaurant. The nearest secondary school is Llanishen High School. Welsh medium education is provided most locally at Ysgol Y Wern in nearby Llanishen and Ysgol Gyfun Gymraeg Glantaf in Llandaff North.

**Ground Floor Entrance Porch** Open fronted, block paved threshold.

**Entrance Hall** Approached via a white PVC part panelled double glazed front entrance door inset with obscure glass with matching side screen windows opening in to a main hall with a carpeted staircase with wide under stair recess, radiator and coved ceiling.

**Shower Room** Modern white suite with ceramic tiled walls comprising ceramic tiled shower cubicle with chrome shower unit and clear glass shower door and screen, vertical radiator/towel rail. W.C., wall mounted shaped wash hand basin with mixer taps, ceramic tiled



floor, white PVC patterned glass double glazed window to rear, ceiling with spotlights, useful built out cloaks hanging cupboard with mirrored sliding doors.

**Lounge** 15' 9" x 11' 10" (4.80m x 3.61m) Independently approached from the entrance hall, a charming principal reception room, inset with an impressive fireplace equipped with a living flame coal effect gas fire, and finished externally in red brick beneath a solid wood mantel. PVC double glazed window with outlooks on to the quiet frontage close, two further PVC double glazed windows to both side aspects, double radiator, coved ceiling.

**Formal Dining Room** 11' x 10' (3.35m x 3.05m) Independently approached from the entrance hall, inset with a white PVC double glazed window with outlooks on to the quiet frontage close, radiator.

**Inner Hall** With access to both the kitchen and the PVC double glazed sun lounge as well as the dining room, within the inner hall is a very useful full height built-in storage cupboard.

**Sun Lounge Conservatory** 19' x 12' 8" (5.79m x 3.86m) A very impressive space, well designed and constructed to a high specification, equipped with white PVC double glazed windows surmounted on to a shaped cavity brick plinth wall and inset with both white PVC double glazed French doors that open on to the



block paved sun terrace, with a further PVC double glazed outer door that provides access to the side of the rear garden. This impressive room has a polycarbonate roof styled in an atrium design, floors are finished in ceramic tiles and there is both electric power and light together with a very useful courtesy door that leads directly in to the double tandem garage.

**Kitchen and Breakfast Room** 18' 2" x 8' 10" (5.54m x 2.69m) Approached from the inner hall via an archway, very well fitted with a quality kitchen with panelled floor and eye level units along two sides together with slim line chrome handles and round nosed laminate worktops incorporating a Neff five ring induction power boost hob beneath a stylish canopy style extractor hood. Further integrated sink unit with chrome mixer taps, vegetable cleaner and drainer. Integrated Neff separate grill with additional separate fan assisted electric oven, integrated full height fridge, under unit lighting, all doors and drawers with soft closing facility, custom made cutlery compartments, deep pan drawers, retractable corner carousel unit with retractable chrome shelving, integrated Neff dishwasher, stylish eye level display cabinets with glass shelves and internal lights, fly shelf with spotlights, ample space for a dining table and six chairs, walls finished in glass splashback - very stylish, mood lighting, tiled flooring, radiator, white PVC double glazed window with outlooks across the wide block paved frontage drive and gardens and on to the quiet frontage close.



**Utility Room** 10' 4" x 7' 1" ( 3.15m x 2.16m ) A very useful space, forming part of an extension, independently approached from the sun lounge conservatory, via a white PVC double glazed door part panelled with obscure glass upper window leading to a full size utility room with fitted Formica floor and eye level units along two sides, stainless steel sink and drainer, space with plumbing for a washing machine, space for the housing of a tumble dryer, white PVC double glazed window with a rear garden outlook, space for the housing of an upright freezer.

**First Floor Landing** Approached via a wide carpeted single flight staircase leading to a half landing and a main landing, radiator, clear glass white PVC double glazed window with a pleasing rear garden outlook, access to roof space via a drop down aluminum folding ladder. Substantial roof space for storage part boarded and insulated. Large built-in airing cupboard housing a factory insulated copper hot water cylinder and a recently installed wall mounted gas central heating boiler.

**Bedroom One** 12' 10" x 12' ( 3.91m x 3.66m ) A double size bedroom, independently approached from the first floor landing, beautifully fitted with stylish high quality Christies wardrobes including a dressing table with side cabinets, multiple spotlights, further matching bedside cabinets by Christies, recently installed white PVC double glazed replacement window with outlooks on to the quiet frontage close. Radiator with thermostatic valve.



**Bedroom Two** 11' 4" x 10' ( 3.45m x 3.05m ) A further double size bedroom independently approached from the first floor landing, fully equipped with quality custom made Christies wardrobes together with bedside cabinets, centre dressing table and side chest of drawers, newly installed white PVC replacement clear glass window with outlooks on to the quiet frontage close, radiator with thermostatic valve.

**Bedroom Three** 9' 1" x 9' ( 2.77m x 2.74m ) Independently approached from the first floor landing, leading to a good size third bedroom, also fully equipped with quality Christies wardrobes including a dressing table with side cabinets, radiator with thermostatic valve, white PVC double glazed replacement window with outlooks on to the quiet frontage close.

**Bedroom Four** 8' 8" x 8' ( 2.64m x 2.44m ) Independently approached from the first floor landing, a good size fourth bedroom, also benefiting a further useful storage space by means of a built-in double wardrobe full height and measuring 4' 1" width x 2 ft depth approached by double doors. Radiator, replacement PVC double glazed window with a pleasing rear garden outlook.



**Shower Room** Well fitted quality shower room with a white suite and ceramic tiled walls comprising of a large oversized double width shower with ceramic tiled walls and clear glass sliding shower door and screen, equipped with a chrome shower unit including a waterfall fitment and a separate hand fitment, oval shaped wash hand basin in a built out vanity unit with chrome mixer taps and pop-up waste, vanity unit storage cupboard enclosed by white high gloss panel fronted doors with slim line chrome handles, large wall mirror with fly shelf with spotlights and integrated shaver point. Further wall mounted integrated shaver point, stylish vertical radiator/towel rail. PVC double glazed patterned glass window to rear.

**Separate W.C.** Matching white quality suite comprising W.C. with concealed cistern, ceramic tiled walls, ceramic tiled floor, useful tall bathroom cabinet with panel fronted doors, PVC double glazed obscure glass window to side, air ventilator.

**Outside Front Garden** Neatly laid to lawn inset with a block paved entrance path that leads to the side entrance porch and hall.

**Entrance Drive** Modern block paved wide private off street vehicular entrance drive with comfortable parking for two vehicles and leading to.....



**Double Length Tandem Garage 30' 1" x 9' 8"**

(9.17m x 2.95m) A very useful and substantial attached double length tandem garage, approached via a stylish contemporary modern up and over electronically controlled fob operated door. Useful pad point electric car charger point. Multiple power points, fluorescent lights and wall lights, internal PVC double glazed courtesy door leading directly in to the sun lounge conservatory.

**Rear Garden** A good size level and fully enclosed rear garden chiefly laid to lawn inset with garden trees and shrubs, edged on one side with shaped borders and enclosed for privacy and security by means of timber fencing along two sides with the third side finished with timber panels surmounted in to concrete posts.

There is a block paved sun terrace, an outside water taps and outside lights and a useful side access gate providing access to the side porch and leading directly towards the front garden.





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