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62 Clos Llysaen, Lisvane, Cardiff, CF14 0UP

£650,000

 black

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A stylish modern gable fronted four bedroom house, built in 2002 by Messrs Bryant Homes, a highly acclaimed national house builder, completed with a 10 year N H B C guarantee, and occupying a super-position fronting a select and private residential close, away from passing traffic, and comprising detached dwelling homes. Clos Llysfaen is a delightful cul de sac located off Cherry Orchard Road, just a few minute's walk from Lisvane Railway Station, providing fast and economic travel to Cardiff Central and Cardiff Queen Street.

This imposing and impeccably improved and extended detached family home is double fronted in style, beautifully modernised in recent years by the current owners, including a truly capacious 2021 open plan fully fitted Leeks kitchen, dining room and family room providing a generous social space, perfect for contemporary living and designed with UNDER FLOOR HEATING (wet system), Quartz Granite work surfaces, Porcelain tiled floors and quality integrated appliances. This amazing space is complimented with a large Island Unit with full length breakfast bar, and two sets of double glazed bi-folding doors that open on to a large sun terrace garden.

Further improvements include contemporary 2022 Parisian style plantation Fixture Shutter Blinds strategically fitted within the living space, a sophisticated intruder alarm, gas heating with panel radiators, a modern 2017 ensuite shower room, stylish oak internal doors and solid wood floors.

The generous living space includes a separate useful utility room, an entrance reception hall, a downstairs cloak room with a modern white suite, spacious lounge inset with a contemporary splayed bay, and White PVC double glazed windows throughout. Set back and tucked away in this exclusive close, this imposing detached property also benefits a private entrance drive. A very impressive home in a very desirable location, must be seen!

### Location

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 pillared porch with quarry tiled threshold and contemporary outside light.

### Entrance Hall

Approached via a part panelled double glazed front entrance door inset with leaded coloured glass upper light opaque window with chrome door furniture and security eyehole leading to a central hallway with porcelain tiled flooring, double radiator, coved ceiling, wide carpeted returning spindle balustrade staircase with a useful under stair storage cupboard, contemporary oak panel doors to ground floor rooms.

### Downstairs Cloakroom

Modern white suite (Roca) comprising slim line W.C., mounted shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit, tiled splashback, radiator, PVC double glazed opaque glass window to front.



### Front Lounge

13' 10" x 13' 3" (4.22m x 4.04m) A well-presented reception room, inset with a wide splayed bay equipped with stylish plantation shutters and PVC double glazed windows with outlooks across the private and quiet frontage close, stunning wood block flooring, contemporary vertical radiator, further PVC double glazed window to side equipped with a plantation shutter, coved ceiling, contemporary oak glass panelled internal door with stylish chrome handle to entrance hall.

### Family Room Kitchen

29' 5" x 22' 7" (8.97m x 6.88m ) A beautifully equipped and very contemporary open plan social space, recently remodelled and extended with stylish high gloss kitchen units in contemporary grey and solid quartz granite work surfaces with integrated stainless steel sink with chrome power jet mixer tap and granite drainer, together with a large central island unit with breakfast bar and matching floor units, porcelain tiled flooring throughout with under floor gas wet system heating, high atrium style ceiling with two velux double glazed windows and two further separate sets of double glazed contemporary bi-folding doors that open and onto and overlook the enclosed low maintenance rear gardens, extensive integrated appliances include an integrated .



AEG five ring induction hob with additional AEG gas wok burner, stunning AEG canopy style extractor hood, integrated fridge freezer, two integrated fan assisted electric ovens with additional separate warming drawers, integrated AEG dishwasher, tall modern matching larder unit with retractable shelves on a chrome tower, custom made cutlery compartments with numerous deep pan drawers, ceiling with spotlights throughout, full space for a large dining table and eight chairs, with additional space with respect of the family area for the housing of a corner shaped sofa suite. Further PVC double glazed window with plantation shutters with outlooks across the rear gardens, stylish vertical radiator. A truly impressive and very versatile functional living area perfect for modern contemporary living needs.

### Utility Room

6' 8" x 4' 10" (2.03m x 1.47m) Independently approached from the kitchen, equipped with high gloss white floor and eye level units beneath round nosed laminate worktops incorporating a stainless steel sink with chrome mixer taps with retro ceramic tiled walls, space with plumbing for a washing machine, space for the housing of a tumble dryer, continuous porcelain tiled flooring, wall mounted GlowWorm Micron gas boiler, part panelled double glazed opaque glass outer door leading to the side and rear gardens.



### First Floor Landing

Approached via a returning spindle balustrade staircase leading to a central landing, radiator, PVC double glazed window with plantation shutters with outlooks on to the quiet and private frontage close, access to roof space via an aluminium drop down ladder, ceiling with spotlights, built-in airing cupboard housing a factory insulated copper hot water cylinder with electric immersion heater.

### Master Bedroom One

14' x 11' 10" (4.27m x 3.61m)

Approached independently from the landing via a contemporary oak panel door with stylish chrome door handles leading to a double size bedroom with stunning wood flooring, PVC double glazed window with plantation shutters with outlooks on to the quiet and private frontage close, stylish full height contemporary wardrobes with mirrored doors, radiator, ceiling with spotlights, access to....



### Ensuite Shower Room

Stylish contemporary remodelled white suite comprising double size ceramic tiled shower with chrome fittings including waterfall fitment, separate hand fitment, and clear glass sliding doors. Shaped wash hand basin with chrome mixer taps and pop-up waste, W.C. with concealed cistern, range of built out vanity units with high gloss doors, ceiling with spotlights, chrome vertical radiator/towel rail, air ventilator, PVC double glazed opaque glass window to side, approached from the master bedroom via a contemporary oak panel door.

### Bedroom Two

10' 10" x 9' 9" (3.30m x 2.97m)

A double size bedroom approached independently from the landing via a contemporary oak panel door. Stunning wood flooring, PVC double glazed window with a rear garden outlook, radiator, built out double wardrobe with white panel doors.

### Bedroom Three

9' 4" x 14' 6" maximum (2.84m x 4.42m maximum)

Into an entrance recess. A further double size bedroom, approached independently from the landing via an oak panel door with stylish chrome door handle, equipped with a double built out wardrobe with white panel door fronts, radiator, stunning wood flooring, PVC double glazed window to rear.



### Bedroom Four

11' x 6' 9" (3.35m x 2.06m)

Independently approached from the landing via a contemporary oak panel door with stylish chrome door furniture, stunning flooring, ceiling with spotlights, radiator, PVC double glazed window with plantation shutters with outlooks on to the quiet and private frontage close.

### Family Bathroom

Modern white suite with walls largely ceramic tiled comprising shaped panel bath with chrome hand grips, chrome shower unit with clear glass shower screen, shaped pedestal wash hand basin with chrome taps, slim line W.C., ceramic tiled window sill with opaque glass PVC double glazed window to rear, shaver point, ceiling with spotlights, air ventilator, contemporary chrome towel rail/vertical radiator, approached independently from the landing via a contemporary oak panel door with chrome door handles.

### Outside Front Garden

Level and finished in slate inset with garden trees and plants.

### Entrance Drive

Private Tarmacadam double width off street vehicular entrance drive providing parking for two cars and leading to...



### Former Garage

7' 10" x 6' 10" (2.39m x 2.08m)

Currently used as storage space, electric power and light, retaining modern up and over door, internal water tap.

### Rear Garden

A very low maintenance rear garden fully paved providing a large sun trap sun terrace, afforded privacy and security by means of 6 ft high timber panel fencing on three sides, including a corner shed for storage purposes, and a side access to the front of the property. Outside power points.





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