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Ratan Villa, Old Mill Road, Lisvane, Cardiff, CF14 0XP

Offers over £700,000

 **black**

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A unique detached five bedroom family home providing 2600 square feet, built circa 1984 by a private developer, comprising just a select development of two houses, one for his own occupation, constructed in facing brick, inset with double glazed replacement windows, all beneath a pitched roof of interlocking tiles.

This capacious property occupies a delightful position, set back off Old Mill Road, an idyllic setting with charming elevated outlooks across the surrounding area, with the added benefits of private parking and a large integral garage.

Within a short walk is both Lisvane Primary School and both Llanishen and Lisvane Railway Stations, enabling fast travel to both Cardiff Queen Street and Cardiff Central.

The property is slightly elevated fronting a very quiet private residential road, well away from passing traffic, and benefiting a first floor paved sun balcony terrace, south facing with lovely outlooks.

The generous living space has been improved in recent years by the current owners, and provides versatile accommodation, ideal for two generation living and perfect for a self-contained home office or adaptable fifth bedroom.

The property includes gas heating with panel radiators (British Gas Boiler installed in January 2005), CCTV camera surveillance, an intruder alarm, a comprehensive fitted kitchen and breakfast room (17'1 x 12'4), installed in 2005 with integrated appliances and a central Island Unit with breakfast bar and granite work surfaces.

Within this spacious kitchen there is also a full size Rangemaster canopy style extractor hood, an integrated Baumatic dishwasher, whilst the Range Cooker includes a four ring gas hob, with a separate gas wok burner, electric solar griddle, two integrated fan assisted electric ovens, and a separate grill and a separate warming drawer.

There is also a very useful large separate utility room (13'3 x 9'7). The Living space also includes a large principle lounge (23'5 x 14'9), and a separate sitting room (20'0 x 16'6), both which open onto the private south facing sun balcony.

The property also includes an entrance porch approached by a stylish composite front door, and a large impressive entrance reception hall with a stylish down stairs cloak room suite in white (remodelled in 2015).

There are four further good sized bedrooms on the second floor, and two stunning bathrooms. The master bedroom is an impressive and generous (16'0 x 15'3) with its own stunning ensuite bathroom (installed circa 2019), whilst of the landing is a stylish family shower room with a contemporary white suite (installed in 2015). In 2015 a new distribution Board/consumer unit was installed, and the large integral garage (18'0 x 14'10) is approached via a fob operated electronic double up and over door.





Outside gardens are designed for low maintenance with good privacy levels, and the enviable location is set in a well-established and mature setting, quiet and tranquil. The property is available with no chain! Must be seen!

Lisvane

The property is located only a short distance from Coedy-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 walking distance to the Treetops Play Group and Lisvane Nursery is 1 Mile away. 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



Entrance Porch

Approached via a composite part panelled front entrance door inset with pretty leaded square shaped upper light windows approached from a paved threshold with an outside porch roof, leading to an enclosed inner porch with wood laminate flooring, coved ceiling with LED spotlights, two velux double glazed windows, dado rail, and a PVC double glazed window with a side aspect.

Entrance Hall

Approached via a hardwood multi pane entrance door with Regency handle leading to a central hall with wood laminate flooring, dado rail, high coved ceiling with LED spotlights, radiator with pretty casement cover, wide carpeted spindle balustrade staircase leading to a gallery landing.

Downstairs Cloak Room

Stylish modern white suite comprising W.C. with concealed cistern, shaped mounted wash hand basin with chrome mixer taps and pop-up waste, ceramic tiled splashback, hand shower fitment, ceramic tiled flooring, double glazed patterned glass window to side, high coved ceiling with LED spotlights and air ventilator



Kitchen and Breakfast Room

17' 1" x 12' 4" (5.21m x 3.76m)

Fitted along four sides with an extensive range of panel fronted floor and eye level units with slim line handles and round nosed granite worktops incorporating a Franke stainless steel sink with mixer taps and granite drainer, large Rangemaster range cooker with four ring gas hob, separate gas wok burner, electric solar griddle, two integrated fan assisted electric ovens, with a separate grill and a separate warming drawer.

Full size Rangemaster canopy style extractor hood, walls part ceramic tiled, glass fronted eye level display cabinets, integrated Baumatic dishwasher, under unit lighting, freestanding island unit with solid granite breakfast bars, ceramic tiled flooring throughout, double radiator, two double glazed windows with both side and rear garden aspect, space for the housing of an upright fridge freezer, multi storage units along three sides including deep pan drawers and drawers with custom made cutlery compartments, corner carousel retractable units. Hardwood door to entrance hall, further hardwood door opening in to the principal lounge.



Lounge

23' 5" x 14' 9" (7.14m x 4.50m)

Formerly two reception rooms, now open plan, providing a large and versatile reception room with a double glazed window with a rear garden outlook, two radiators each with pretty casement covers, coved ceiling, sliding double glazed PVC patio doors opening on to a sun terrace balcony.

Sun Terrace Balcony

A large southerly facing paved sun terrace balcony with enclosed brick outer walls, outside water tap, lovely panoramic views across the surrounding area, approached from both the principal lounge and the separate sitting room via patio doors.

Sitting Room

20' x 16' 6" (6.10m x 5.03m)

A further large separate reception room approached independently from the entrance hall via a hardwood part panelled door. This versatile room is equipped with three double glazed windows with both front and side aspect, together with sliding PVC double glazed patio doors that open on to the sun terrace balcony. There are both a large single radiator and a sizeable double radiator, with a brick fire surround inset with a mounted gas fire above a marble hearth and beneath a marble mantel.



Lower Ground Floor

Approached from the main entrance hall via a single flight carpeted staircase with handrail that leads to a lower ground floor hall with access to both the integral garage, the utility room and a versatile play room/home office.

Bedroom Five Playroom Office

16' 6" x 10' (5.03m x 3.05m)

A further large versatile reception room, located on the lower ground floor, inset with a double glazed window with outlooks across the frontage drive and gardens, large radiator.



Utility Room

13' 3" x 9' 7" (4.04m x 2.92m)

Fitted along two sides with a range of both base and eye level units with round nosed laminate worktops incorporating a stainless steel sink with chrome mixer taps and drainer, space with plumbing for an automatic washing machine, space with venting for a tumble dryer, radiator, further built-in storage cupboard located beneath the staircase providing further storage space with three shelves.

First Floor Gallery Landing

Approached via a carpeted single flight spindle balustrade staircase leading to a central gallery landing with spindle balustrade, high coved ceiling, double glazed window to side, access to roof space, large built-in airing cupboard housing a factory insulated copper hot water cylinder with electric immersion heater and shelving over.

Master Bedroom

16' x 15' 3" (4.88m x 4.65m)

Equipped with extensive panel fronted and glass fronted wardrobes with eye level units and corner wardrobe with mirror fronts, twin bedside cabinets and double chest of drawers. Double glazed window with wonderful panoramic elevated outlooks across the surrounding area, large double radiator, high coved ceiling, and approached from the landing via a traditional style pine panel door with Regency handle.

Ensuite Bath Room

9' 3" x 7' (2.82m x 2.13m)

Stylish and contemporary modern white suite with porcelain tiled walls and porcelain tiled floor comprising shaped shower bath with chrome shower waterfall fitment with separate hand fitment, and clear glass shaped shower screen with chrome handle, chrome taps, slim line W.C., shaped mounted wash hand basin with chrome mixer taps, pop-up waste, tiled splashback and a built out vanity unit with white high gloss bathroom cabinets and drawers. Double glazed patterned glass window to rear, high coved ceiling with LED spotlights and air ventilator, stylish chrome towel rail/vertical radiator, approached from the master bedroom via a pine traditional style panel door with Regency handle.

Bedroom Two

13' 2" x 12' (4.01m x 3.66m)

Also fitted with contemporary wardrobes with mirrored fronts, integrated drawers and slim line handles, high coved ceiling with LED spotlights, radiator, double glazed window with a pleasing side aspect, approached from the landing via a traditional style pine panel door with Regency handle.

Bedroom Three

14' 2" x 7' 7" (4.32m x 2.31m)

Inset with a large velux double glazed window with blackout blind, further double glazed window with front aspect, radiator, ceiling with spotlights, traditional style pine panel door with Regency handle to landing.

Bedroom Four

14' 2" x 8' 7" (4.32m x 2.62m)

Inset with a large velux double glazed window with blackout blind, high ceiling with spotlights, radiator, double glazed window to side, laminate flooring, traditional style pine panel door with Regency handle to landing.

Family Shower Room

9' 1" x 7' (2.77m x 2.13m)

Stylish and contemporary modern white suite with ceramic tiled walls and floor comprising large double size walk-in shower with chrome waterfall shower fitment with separate hand fitment, clear glass shower screen, wet room style shower, shaped mounted wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit with mirror over and chrome shaver point together with a Valera mounted hairdryer, W.C. with concealed cistern, side shower fitment, double glazed patterned glass window to rear, high coved ceiling with LED spotlights and air ventilator, stylish chrome vertical towel rail/radiator, traditional style pine panel door with Regency handle to landing.

Outside Entrance Drive

Private Tarmac entrance drive with flower borders and mature side hedge affording privacy with access to the integral garage.

Integral Garage

18' x 14' 10" (5.49m x 4.52m)

Approached via a fob operated electronic double up and over door. Electric power and light, internal courtesy door leading in to the lower ground floor inner hallway.

Rear Gardens

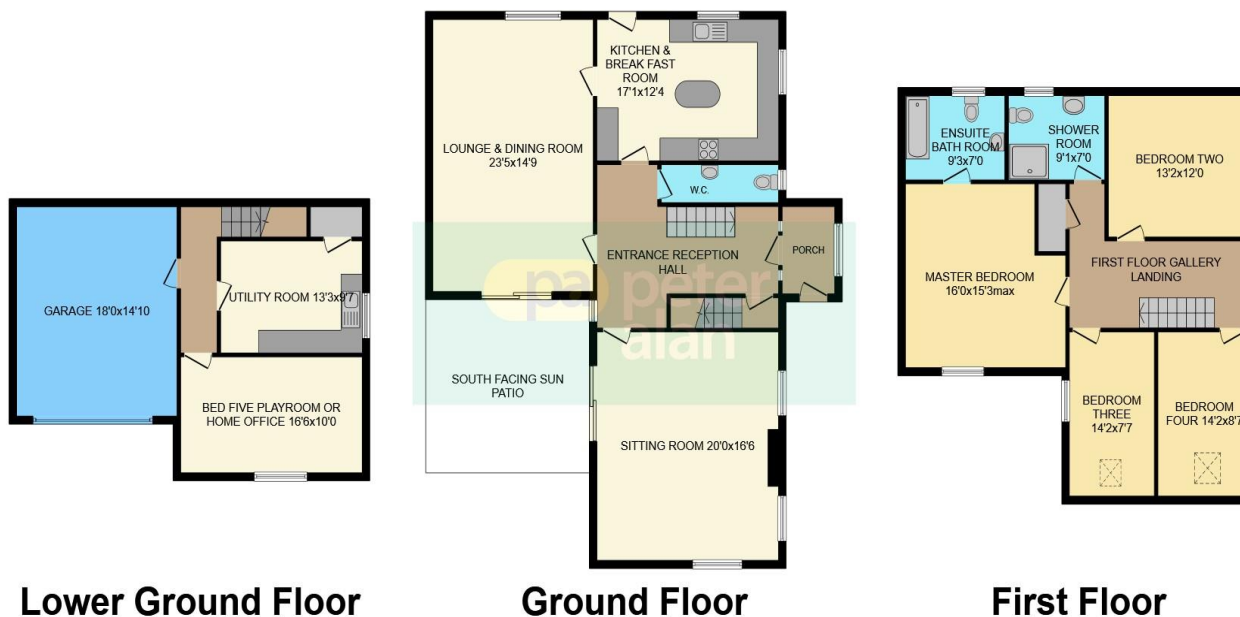
There is a very private walled rear garden chiefly paved running the width of the property with multiple side access providing a secluded garden terrace with ample space for large patio table and chairs etc.





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