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Clos Llysfaen, Lisvane, Cardiff, CF14 0UP

£675,000



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 minutes' walk from Lisvane Railway Station, providing fast and economic travel to Cardiff Central and Cardiff Queen Street. This imposing and well-maintained detached family home is double fronted in style, providing generous living space with two large master suites, each with ensuite shower rooms, bedroom one being (16'1 x 12'0), and bedroom four being a capacious (19'5 x 16'3), also equipped with a walk-in wardrobe.

The ground floor living space includes a downstairs cloak room, a utility room, a fitted kitchen, a dining room, a sun lounge conservatory, a study and a spacious principal lounge (18'6 x 12'). Every bedroom is double in size, two as already mentioned are exceptionally large, and a further special feature is the very large and impressive modern family bathroom, which includes both a panel bath and a separate shower cubicle. The property includes gas heating with panel radiators, white PVC double glazed windows, an intruder alarm, a private level enclosed rear garden, and a double width private drive which leads to a substantial double garage. Must be seen!

Entrance Porch

Ground floor entrance porch open fronted pillared porch way with quintal threshold and ornamental outside lights.

Entrance Hall

Entrance hall approached via a part panelled double glazed front entrance door inset with coloured glass leaded lights, opening into a central hall with a cove ceiling, double radiator, and a wide carpeted returning spindle balustrade staircase leading to the upper floor landings.

Snug/Study

9' 1" x 8' 1" (2.77m x 2.46m) Approached independently via a white traditional style panelled door with regency handle, leading to a versatile reception room perfect as a study, snug or home office, inset with a white PVC double glazed window looking onto the quite fronted close, double radiator, coved ceiling, access to a useful under stair storage cupboard housing the glow-worm wall mounted gas heating boiler.

Lounge

18' 6" x 12' (5.64m x 3.66m) Inset with a wide splayed bay with white PVC double glazed windows with outlooks onto the quiet frontage close, extending onto woodland to the side, coved ceiling, contemporary style fireplace with marble hearth & surround, white double traditional style panel doors to dining room, two double radiators, further white traditional style panel door with regency handles leading into the entrance hall.





Kitchen 11' 10" x 10' 6" (3.61m x 3.20m) Approached independently from the entrance hall via white traditional style panel door, leading to a modern kitchen, fitted on all three sides with a range of panel fronted floor and eye level units with slim line chrome handles and round nosed granite patterned laminate worktops, incorporating a stainless-steel sink with chrome mixer taps, drainer and vegetable cleaner, integrated Hisense dishwasher. Integrated hot point fan assisted electric oven with separate grill, integrated schott ceran electric hob with canape style extractor hood, walls partly ceramic tiled, under unit lighting, porcelain tiled floors, space for the housing of an American style fridge freezer, white PVC double glazed window with a fly shelf and ceramic tiled sill overlooking the rear garden.

Utility Room 6' 6" x 5' 9" (1.98m x 1.75m) Continuous porcelain tiled flooring, matching range of floor units and round nose granite patterned laminated work tops, space for plumbing for a washing machine, space for the housing of a tumble dryer, part ceramic tiled walls, PVC double glazed clear glass window to side, double glazed part panelled outer door opening onto the rear gardens, radiator, air ventilator.

Downstairs Cloakroom Modern white suite with walls part ceramic tiled and porcelain tiled floor comprising slim line WC, pedestal wash hand basin with chrome taps, radiator, air ventilator.

Dining Room 12' x 8' 7" (3.66m x 2.62m) Independently approached from both the kitchen and separately from the lounge, porcelain tiled flooring, double radiator, coved ceiling, double multi pane panelled doors opening to conservatory.



Conservatory 11' x 9' 7" (3.35m x 2.92m) Continuous porcelain tiled floor, good size conservatory constructed with a cavity brick plinth outer wall with white PVC windows, inset with PVC glazed French doors that open onto the rear gardens, all beneath a pitched clear glass roof. Electric ceiling light, power points.

First Floor Landing Approached via a wide carpeted returning spindle balustrade staircase with half landing leading to a main landing, clear glass PVC window to side, and radiator.

Master Bedroom One 16' 1" x 12' (4.90m x 3.66m) Approached independently from the landing via a white traditional style panel door with regency handle, leading to a large and impressive generous master bedroom, inset with white double glazed PVC window looking out onto the quiet frontage close which extends to the right onto woodland, radiator.

En-Suite Shower Room Modern white suite with tiled floor and part ceramic tiled walls, comprising double size remodelled shower with chrome shower unit, clear glass screen, mounted contemporary wash hand basin with chrome mixer taps, pop up waist, and a built-out vanity unit, slim line WC, double radiator, PVC double glazed patterned glass window to side, air ventilator.



Bedroom Two 13' 7" x 9' (4.14m x 2.74m) Independently approached via the landing via a white traditional style panel door with regency handle, leading to a further double sized bedroom, inset with white PVC double glazed window with a rear garden outlook, radiator, a built-out wardrobe with white traditional style panelled doors.

Bedroom Three 13' 6" x 9' 1" (4.11m x 2.77m) Independently approached from the landing via a white traditional style panel door with regency handles leading to a further double sized bedroom, inset with a white PVC window with an outlook onto the quiet frontage close, radiator, built out wardrobe with white traditional style panelled door fronts.

Family Bathroom 12' 2" x 6' 7" (3.71m x 2.01m) Approached from the first-floor landing via a white traditional style panel door with regency handle, leading into a further recess space. Measuring 5'4 - 3'4. A very spacious family bathroom with tiled floor and part tiled walls comprising panel bath with chrome mixer taps, slim line WC, stylish contemporary shaped wash hand basin, wall mounted, with chrome mixer taps and pop up waste and a built out vanity unit with grey high gloss doors and stream less chrome handles, shaver point, air ventilator, separate shower with chrome shower unit and clear glass shower door, double radiator, air ventilator, patterned glass PVC double glazed window to rear.



Second Floor Landing Approached via a wide carpeted spindle balustrade returning staircase leading to a further half landing and main landing, inset with white PVC double glazed window to side and access to the roof space. Useful built in over stair storage cupboard with hanging space.

Bedroom Four 19' 5" x 16' 3" (5.92m x 4.95m) A capacious bedroom approached via a white traditional style panel door with regency handle. Inset with four velux double glazed windows together with a further white PVC front facing tear glass window with elevated outlooks onto the quiet frontage close. This large second floor bedroom benefits access to the roof space eaves for further storage together with two radiators.

En Suite Shower Room Modern white suite with tiled floor and part tiled walls comprising shower cubicle with chrome shower unit and clear glass shower door, slim line WC, shaped contemporary wash hand basin with chrome mixer taps, pop up waste and built out vanity drawers and towel shelf with panelled fronts. Velux double glass window to rear, radiator, air ventilator.



Walk In Wardrobe 7' 1" x 4' 4" (2.16m x 1.32m) Independently approached from bedroom four via white traditional panel door, also including a further large built in airing cupboard housing a full-size hot water system cylinder.

Front Garden Neatly level and laid to lawn, edged with mature bushes and inset with a paved entrance path.

Rear Garden A very sunny level and fully enclosed rear garden chiefly laid to lawn, beyond a paved sun terrace, enclosed on one side by timber fencing, together with the alternative side with high mature hedgerow ensuring maximum privacy.

Double Garage 16' x 17' 10" (4.88m x 5.44m)

Approached via an electronically controlled hob operated electric double up and over door, leading to a substantial garage constructed in brick and block work, open and very useful roof space storage area with a pitched roof, inset with electric power and light and a useful courtesy door that opens directly into the rear gardens.

Side Garden Enclosed on one side by high brick-built boundary walls affording privacy and security chiefly finished in stone, and on the alternative side of the property there is a paved side garden with timber fencing and inset with a garden gate providing access to the front lawn. Outside water tap, outside ornamental light.

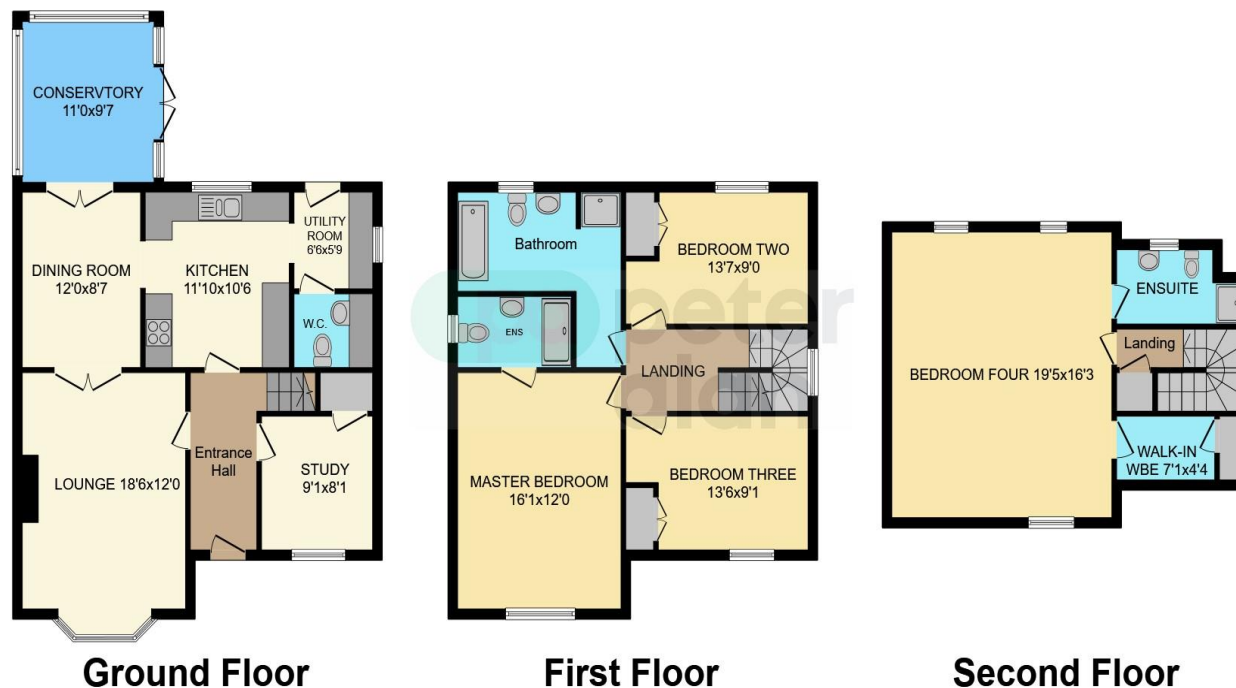






02920 618552

llanishen@peteralan.co.uk



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