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12 Ewenny Road, Llanishen, Cardiff, CF14 0NT.

£599,950

 black

02920 618552
llanishen@peteralan.co.uk



A large and impressive imposing four-bedroom semi-detached house, built circa 1950, and greatly extended in recent years by the current owners. This capacious family home, has had extensive improvements including a large open plan ground floor super-sized kitchen, breakfast room and family room, (22'10 x 17'5), completed in 2021 to a high specification with a Howdens supplied 'Fairford' range natural oak style (Navy) fully fitted Kitchen with Fugen Arabesque 30mm Quartz work tops and stunning luxury Oake & Gray Luxury Rigid Vinyl Floor Boards, all beneath a high atrium style roof, inset with multiple glass lantern windows, and composite aluminium Crittal double glazed French doors which open onto the 130 Ft long private SOUTH FACING rear gardens.

In 2018 the attic was professionally converted onto a superb loft conversion, providing a generous master bedroom, double in size, and inset with white PVC double glazed French doors with integrated blinds that open on to a clear glass Juliet balcony with dynamic elevated outlooks across the large rear gardens and on to a screen of trees and woodland.

This stunning loft conversion also benefits a stylish new 2018 ensuite shower room, and a very versatile ensuite dressing room (13'5 x 6'4). Further improvements include a stunning contemporary modern family bathroom, (8'5 x 6'10), completed in 2014, a large ground floor utility room, completed in 2021, (8'8 x 6'9), and including a new 2018 gas boiler Baxi, and still under a 10-year warranty.

Additional improvements also include, copper coloured light switches and power points, wireless interlinked heat alarm system throughout the property, stylish oak panelled contemporary internal doors, a new main roof, completed in 2018, CCTV camera surveillance, a modern 2001 electric consumer unit, and a downstairs cloak room approached independently from the entrance hall.

The superb well-designed ground floor living space also includes a front lounge inset with a bay window and a further separate dining room which leads into the open plan kitchen, breakfast room and family room.

The property fronts quiet and select Ewenny Road, well away from busy passing traffic, yet very convenient for access to both Llanishen Village, Llanishen Railway Station, Llanishen/Lisvane Reservoirs, and Rhydypenau Primary School. A very special features are the large and lovely very private south facing rear gardens, which are 130 FT x 32 Ft in size, level and totally enclosed, and back onto protected woodland which borders Llanishen and Lisvane Reservoirs. A truly superb family home with exceptional improvements in a great location.

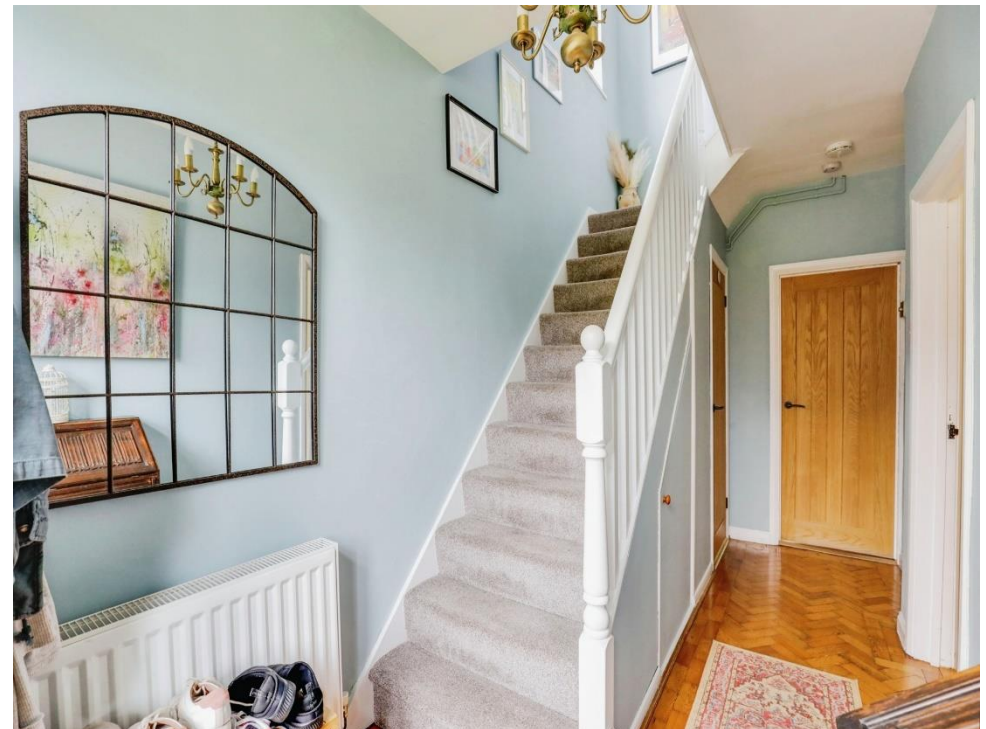
Ground Floor Entrance Hall

Approached via a white PVC part panelled double glazed front entrance door inset with pretty diamond leaded lights with matching side screen and upper light windows opening into a hallway of character with original wood block flooring, and original single flight carpeted spindle balustrade staircase leading to a half landing and a main landing. Double radiator, Useful under stair storage cupboard.

Downstairs Cloakroom

Suite comprising W.C. and corner wash hand basin, double glazed patterned glass window to side, ceramic tiled floor. Approached from the entrance hall via a modern contemporary oak panel door.

Front Lounge 13' 10" x 12' 5" (4.22m x 3.78m) A charming room inset with a wide bay with white PVC double glazed windows with pretty diamond leaded upper lights with outlooks on to quiet and private Ewenny Road, elegant wood block flooring, high coved ceiling, approached from the entrance hall via a modern contemporary oak panel door, open fireplace with stone hearth and mantelpiece, two alcoves, double radiator.





Dining Room 12' 6" x 11' 10" (3.81m x 3.61m) Approached independently from the entrance hall via a modern contemporary oak panel door leading to a stylish dining room with a stone Minster style fireplace with matching hearth and mantelpiece, inset with a living flame coal effect gas fire, stunning flooring, stylish contemporary radiator, high coved ceiling, two alcoves, large square opening to.....

Kitchen, Breakfast/Family Room 22' 10" x 17' 5" (6.96m x 5.31m) Forming part of a truly fabulous and highly contemporary extension with a high atrium style ceiling inset with four glass lantern windows and approached from the garden via composite aluminium double glazed French doors. Beautifully fitted kitchen with Howdens supplied 'Fairford' range natural oak style (Navy) floor and eye level units with panel fronts and slim line handles beneath Fugen Arabesque 30mm Quartz worktops, incorporating a large white Belfast sink with brass mixer taps with China handles and a granite drainer, range cooker (Kenwood) with a solid granite splashback and equipped with a five-ring gas hob including wok burner together with a fan assisted electric oven, separate oven and warming drawer. Leisure canopy style extractor hood, under unit lighting, large walk-in corner pantry unit with multiple shelves, soft closing doors and drawers throughout, deep pan drawers with custom made cutlery compartments, integrated wine cooler, integrated Bosch dishwasher, freestanding island unit with solid granite worktops and breakfast bar with space for six breakfast stools, large recess space ideal for the housing of an American style fridge freezer, Oake & Gray Luxury Rigid Vinyl Floor



Boards throughout leading to the family area currently housing a large corner shaped sofa suite. Stylish contemporary vertical radiator, ceiling with multiple spotlights, stylish gold effect power points and light switches throughout, contemporary oak panel door leading to....

Utility Room 8' 8" x 6' 9" (2.64m x 2.06m) Well fitted with matching Howdens supplied 'Fairford' range natural oak style (Navy) panel fronted floor and eye level units with slim line handles and square nosed laminate worktops incorporating a stainless-steel sink with chrome mixer taps, vegetable cleaner and drainer, space for the housing of a tumble dryer, space for the housing of a washing machine, large matching tall storage unit neatly housing a Baxi gas heating boiler. Patterned glass PVC double glazed replacement window to side, gold effect light switches and power points throughout, continuous stylish flooring, radiator, further matching contemporary oak panel door providing independent access to the entrance hall.

First Floor Landing Approached via a wide carpeted single flight spindle balustrade staircase leading to a spindle balustrade main landing, inset with a patterned glass PVC double glazed replacement window to the side. Double power point.

Bedroom One 13' 10" x 10' 8" (4.22m x 3.25m) Approached independently from the landing via a white traditional style panel door leading to a double size bedroom, inset with a semi-circular bay with replacement PVC double glazed windows with diamond leaded upper lights and



pleasing outlooks on to quiet and private Ewenny Road. Radiator, coved ceiling.

Bedroom Two 12' 7" x 12' 2" (3.84m x 3.71m) Full range of fitted floor to ceiling height wardrobes with sliding doors, radiator, approached independently from the landing via a white traditional style panel door, replacement PVC double glazed window with an outlook across the extension and on to the large rear gardens.

Bedroom Three 8' 1" x 7' 6" (2.46m x 2.29m) Approached independently from the landing via a white traditional style panel door with chrome handles, leading to a good size third bedroom, equipped with fitted wardrobes and dressing table and drawers together with matching cabinets, radiator, PVC double glazed window with diamond leaded upper lights with outlooks on to quiet and private Ewenny Road, coved ceiling.

Family Bathroom 8' 5" x 6' 10" (2.57m x 2.08m) Stylish contemporary modern white suite with walls and floor chiefly tiled comprising period style freestanding roll top bath with chrome mixer taps, slim line W.C., wall mounted shaped wash hand basin with chrome mixer taps and pop-up waste, large double size separate corner shaped shower with Triton shower unit and clear glass sliding doors and screen, PVC double glazed patterned glass window to rear, PVC patterned glass window to side, high ceiling with spotlights, air ventilator, stylish chrome vertical towel rail/radiator.



Second Floor Landing Approached via a wide carpeted custom made returning spindle balustrade staircase with moulded skirting boards and a velux double glazed front window leading to.....

Master Bedroom Four 13' 2" x 12' (4.01m x 3.66m)
Approached independently via a white traditional style panel door leading to a double size bedroom with ceiling with spotlights, radiator, and white PVC double glazed French doors with integrated blinds that open on to a clear glass Juliet balcony with dynamic elevated outlooks across the large rear gardens and on to a screen of trees and woodland.

Ensuite Dressing Room 13' 5" x 6' 4" (4.09m x 1.93m)
Fitted with a range of floor to ceiling height wardrobes with 2 ft depth and sliding doors, together with further fitted dressing table and corner drawer unit, access to eaves roof space, matching continuous flooring, velux double glazed window with blackout blind to front with an outlook across the surrounding area and on to distant hillside. Multiple power points.

Ensuite Shower Room Stylish modern contemporary white suite comprising large double size shower with clear glass shower screen and a chrome shower unit including rainfall fittings and separate hand fitment, slim line W.C., shaped modern pedestal wash hand basin with chrome mixer taps and pop-up waste, stylish vertical towel rail, shaver point, PVC double glazed patterned glass window to rear.



Outside Front Garden Neatly laid to lawn enclosed by a mature screen of hedgerow to afford privacy and security with low brick boundary walls,

Entrance Drive Hard concrete private off street vehicular entrance drive with a low brick-built boundary wall continuing to the side of the property.

Rear Garden 130' x 32' (39.62m x 9.75m) A truly impressive and significantly larger than average rear garden directly south facing, totally level and chiefly laid to lawn, edged with mature shrubs, garden trees and plants, all enclosed along three sides by a combination of brick-built boundary walls surmounted with timber fencing together with further timber panel fencing to afford privacy and security. Approached from the open plan kitchen and family room is in addition a large sandstone full width paved sun terrace which continues to the side of the house enclosed for privacy and security with a high garden gate providing access to the front drive. In addition, there is an outside sun blind and stylish contemporary outside wall lights with additional outside power point sockets. This stunning garden also includes a large greenhouse, and a substantial timber built modern garden shed, and the garden itself backs on to the park that forms part of Llanishen and Lisvane Reservoirs bounded by mature trees to afford privacy and security. There is a useful garden gate that leads to a further storage area beyond the 130 ft length perfect for outside storage, compost heaps etc. An amazing plot and very rare to find within such a convenient north Cardiff suburb.









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