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4 The Woodlands, Lisvane, Cardiff, CF14 0SW

£999,950

 black

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A capacious detached double fronted five-bedroom family residence, providing approximately 3000 square feet, and occupying a select position fronting a small quiet private residential close, away from passing traffic, and adjacent to private protected ancient woodland. This super-sized property was originally built circa 1965 by a private local developer, occupying 0.23 acres with large and lovely private south-westerly facing level gardens, including a full sized covered heated swimming pool, useable all year round. The Woodlands is a stunning location, being a small tranquil cul de sac, comprising just five detached houses, leading to a large ancient woodland, which is both protected and non-accessible to the general public. This charming private close is approached from Heol Y Delyn and is just a short walk to the Village Centre with its Historic Parish Church (St Denys), its local shop serving every day needs and the popular characteristic Griffin Inn. Also within good access are two local Railway Stations, both providing fast travel to Queen Street and Cardiff Central. The property benefits white replacement double glazed windows, gas heating with panel radiators and a new 2019 boiler, wood floors and contemporary oak internal doors. A special feature is the stylish new 2019 open plan kitchen and family room (35'1 x 18'1), equipped with Neff appliances, Silestone work tops, mood lighting, Karndean flooring in the kitchen area, Aluminum double glazed Bi-folding doors and a quality Stove log effect clear view gas burner with a £500 contemporary black radiator. The generous living space also includes a large, fitted utility room with combined double size shower, a large front lounge (19'0 x 12'0) inset with a charming fireplace and double door that lead into the entrance reception hall, a formal dining room and a separate versatile study/snug/home office (17'0 x 8'4).

The first floor comprises a large gallery landing with a private first floor front balcony, five double sized bedrooms, and two bathrooms, one being ensuite to the master bedroom. The master bedroom is a generous (23'0 x 11'10), also equipped with a first-floor private balcony, overlooking the charming gardens and the ancient woodland. The property also includes an intruder alarm, two separate private entrance drives, and a detached double garage. Within a short five-minute walk is the very popular Lisvane Primary School, highly sought after and well respected. A perfect family home is a very private and select location. Must be seen!

**Entrance Porch** Open fronted, block paved threshold, ornamental outside light.

**Entrance Hall** Approached via a charming panelled front entrance door inset with upper light windows with matching side screen window leading to a central hall with solid oak floor, high coved ceiling, radiator, wide carpeted staircase with useful under stair storage space leading to a half landing and main landing.

**Downstairs Cloak Room** Stylish modern white suite with walls partly ceramic tiled comprising slim line W.C., contemporary shaped wash hand basin with chrome mixer taps, and a full range of built out contemporary vanity units. Ceramic tiled floor, radiator, pretty diamond leaded light window to front, air ventilator.

**Lounge** 19' x 12' ( 5.79m x 3.66m ) Approached from the entrance hall via hardwood part panelled double doors with Regency handles. High coved ceiling, large PVC double glazed window with outlooks on to the quiet frontage close, handsome Minster fireplace with tiled surround and hearth inset with a living flame coal effect gas fire. Double and single radiators, triple doors opening into the open plan kitchen and family room.





**Dining Room** 13' 7" x 10' 10" (4.14m x 3.30m)

Approached independently from the entrance hall via a hardwood part panelled door with Regency handle leading to a formal dining room with double radiator and replacement PVC double glazed window with outlooks across the charming frontage gardens and on to the quiet frontage close. Internal sliding glass window to kitchen, internal door leading to....

**Snug/Home Office** 17' 4" x 8' 4" (5.28m x 2.54m)

A very useful additional reception room, versatile as a home office, snug or study. Equipped with a white PVC double glazed replacement window with outlooks across the frontage entrance drive and on to the quiet frontage close. Coved ceiling, radiator, PVC replacement obscure glass double glazed window to side.

**Kitchen And Family Room** 35' 1" x 18' 1" (10.69m x 5.51m)

A truly impressive bespoke luxury fitted 2-year-old open plan kitchen and breakfast room, with Silestone worktops and white high gloss doors and drawers with concealed mood lighting, incorporating an AEG induction five ring electric hob with glass surround and concealed stainless steel extractor hood. Matching tall storage unit housing a Neff fan assisted electric oven with slip and slide door, with separate Neff combi microwave oven, freestanding island unit with Silestone peninsula breakfast bar and worktops with matching concealed mood lighting, soft closing doors and drawers throughout with contemporary corner units, deep pan drawers, custom made cutlery compartments, integrated larder style fridge freezer, integrated Neff



dishwasher with additional cutlery tray, units also include easy access retractable modern shelving, extensive deep pan drawers and a full height dresser unit with upper shelves and additional multi retractable drawers. Very impressive. High ceiling with spotlights, impressive Kardean flooring throughout, double radiator, PVC double glazed window with outlooks across the charming private south facing rear gardens, access to a rear lobby and a separate utility room. The kitchen is open plan to a family sized sitting room with solid oak flooring, bespoke freestanding clear view stove style log effect gas fire, £500 contemporary dark black radiator, two sets of double glazed Aluminum bi-folding doors open on to a stencilled concrete full width sun terrace with views across the rear gardens, large PVC double glazed picture window with a side aspect across the side gardens and on to the private fully preserved non-accessible woodland. Ceiling with multi spotlights and coving. The bi-folding doors also open on to a retractable electric fob operated sun blind.

**Utility Room/ Shower Room** 15' 2" x 7' 8" ( 4.62m x 2.34m )

Extensively fitted along three sides with a full range of modern floor and eye level units with glass fronted display cabinets and laminate worktops incorporating a stainless steel sink with chrome mixer taps and drainer, space with plumbing for an automatic washing machine, space for the housing of a tumble dryer, walls part ceramic tiled, ceramic tiled floor, separate double size shower with clear glass sliding doors and screen and a chrome shower fitment. Air ventilator, PVC double glazed obscure glass window to side,



outer door providing access to the rear lobby, stylish vertical contemporary radiator.

**Outer Lobby** Also approached from the kitchen via an oak contemporary door with glass upper lights. A useful space with ceramic tiled floor and part ceramic tiled walls, PVC double glazed window with a rear garden outlook, PVC composite stable door with chrome handle opening on to the wide stencilled sun terrace with views across the rear gardens.

**First Floor Landing** Approached from the entrance hall via a wide and carpeted staircase with half landing leading to the main landing, high coved ceiling, access to the exceptionally large roof space, radiator. A very useful 5'5 x 5'0 walk-in airing cupboard with multiple pine shelving is approached from the landing, inset with a modern wall mounted Worcester gas fired central heating boiler and a modern factory insulated copper hot water cylinder with electric immersion heater installed. Replacement obscure glass PVC double glazed window to side.

**Landing Balcony** Approached from the landing is a fully enclosed and secure front balcony with paved flooring and decorative railings providing ample space for a patio table and chairs with elevated outlooks over the quiet frontage close.



**Master Bedroom** 23' x 11' 10" (7.01m x 3.61m)

A large and impressive master bedroom beautifully fitted with a full range of Christies wardrobes with panel fronts, mirrored doors, side cabinets and a dressing table. High atrium style ceiling with spotlights, PVC double glazed window with an interesting side aspect across the side gardens and on to the protected ancient woodland. Aluminium double glazed bi-folding doors open on to a private first floor balcony. The master bedroom is approached from the landing via a hardwood panelled door with Regency handle. Two double radiators.

**Private Balcony** Approached from the master bedroom by Aluminium double glazed bi-folding doors, leading to a impressive private balcony with paved flooring and decorative railing surround and ample space for a patio table and chairs enjoying lovely private views across the south west facing gardens and on to the adjacent protected ancient woodland.

**Ensuite Shower Room** 12' x 4' 10" (3.66m x 1.47m)

Suite comprising ceramic tiled shower cubicle with chrome shower unit, white slim line W.C., white contemporary mounted wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity unit with high gloss laminate work surfaces and ceramic tiled surround. Radiator, replacement PVC double glazed window with outlooks on to the quiet frontage close, air ventilator.



**Bedroom Two** 15' x 11' (4.57m x 3.35m)

A double size bedroom inset with a white PVC double glazed window with a charming view across the southwest facing rear gardens, radiator, high coved ceiling, hardwood panelled door with Regency handle to landing.

**Bedroom Three** 15' x 11' 4" (4.57m x 3.45m)

Approached from the landing via a hardwood panelled door with Regency handle leading to a further double size bedroom, inset with a PVC double glazed window with a charming view across the southwest facing rear gardens. Radiator, high ceiling.

**Bedroom Four** 13' 6" x 11' 3" (4.11m x 3.43m)

Approached from the landing via a hardwood panelled entrance door with Regency handle leading to a further large double size bedroom equipped with a coved ceiling, radiator and inset with a white PVC double glazed replacement window with outlooks on to the quiet frontage close.

**Bedroom Five** 12' 6" x 8' 6" (3.81m x 2.59m)

Approached from the landing via a hardwood panelled door with Regency handle. Radiator, high ceiling, replacement PVC double glazed window with outlooks across the quiet frontage close.



## **Family Bathroom**

11' x 8' 4" (3.35m x 2.54m)

Indian ivory suite with ceramic tiled walls comprising large, shaped Jacuzzi corner bath with chrome mixer taps, oval shaped wash hand basin with chrome mixer taps and pop-up waste in a marble effect vanity surface with multiple vanity cupboards. Double size shower with clear glass sliding doors and screen and a powerful chrome shower unit. Double radiator, PVC double glazed replacement obscure glass window to side, Vortice air ventilator, chrome towel rail/radiator.

## **Separate Wc**

Approached from the landing and comprising of an Indian ivory W.C. with part ceramic tiled walls, Vortice air ventilator, white PVC replacement obscure glass double glazed window with a side aspect.

## **Entrance Drive One**

Wide private block paved entrance drive approached via a dropped kerb.

## **Front Gardens**

Beautifully stocked and inset with a large block paved sun terrace and pathway with edged borders of flowering shrubs and plants.

## **Entrance Drive Two**

Double width stencilled concrete private off street vehicular entrance drive with a dropped kerb providing parking for at least two cars and leading to.....

## **Double Garage**

20' 1" x 15' 1" (6.12m x 4.60m)

Detached block built double garage with an electronically controlled fob operated double up and over door, electric power and light, PVC double glazed courtesy door and window opening into the rear gardens. The courtesy door opens on to a further stencilled concrete patio area which continues to the side providing easy access from front drive to rear gardens fully enclosed with high boundary walls and an enclosed garden gate.

## **Rear Gardens**

A large and lovely southwest facing private enclosed level rear garden comprises of a substantial shaped main lawn beyond a stencilled concrete and part paved sun terrace with outside Victoriana lantern light leading to a decked side area with spindle balustrade. The rear gardens are bordered with shrubs and plants enclosed by high timber panel fencing and partly screened by high conifer trees to afford maximum privacy and security. Useful rear garden gate. Outside security lights and sensors, very useful secure tin garden shed for storage purposes and houses the boiler, the pump and the filter for the heating swimming pool which is run off gas. The rear garden measures approximately 60 ft x 80 ft.

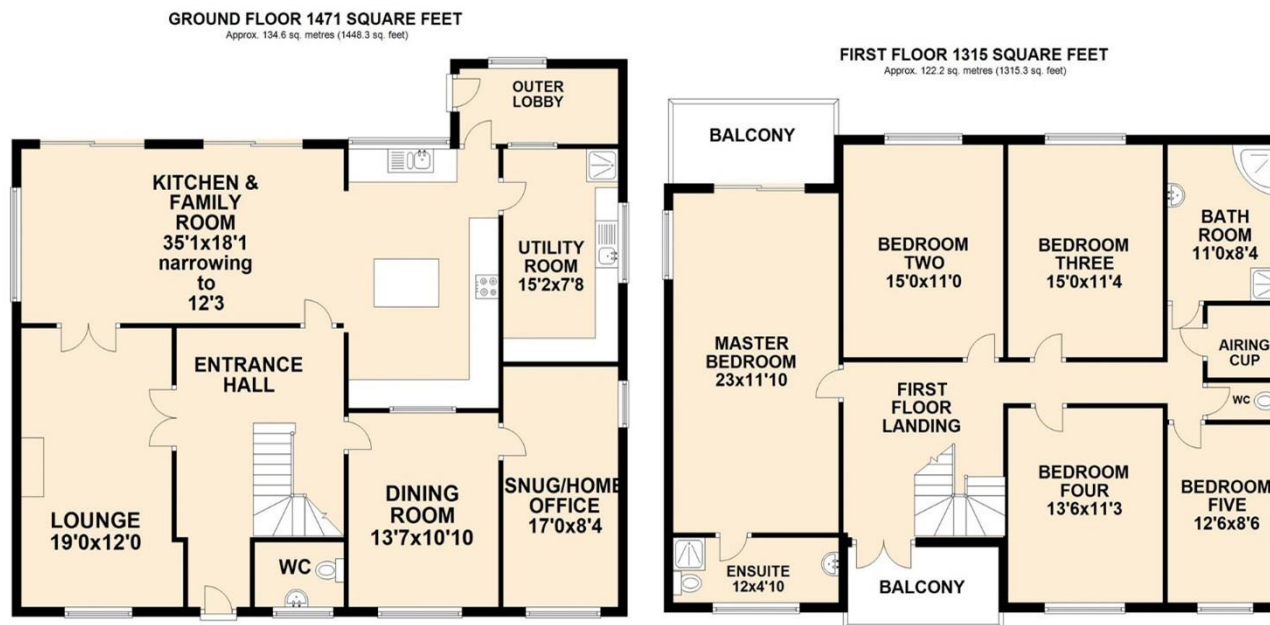






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Total area: approx. 256.8 sq. metres (2763.7 sq. feet)

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