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6 Chartwell Drive, Lisvane, Cardiff, CF14 0EZ.

£625,000

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A beautifully modernised and maintained detached four bedroom double fronted house, built in 1979 by Messrs Carlyle Property Development, completed with a 10-year N H B C guarantee, constructed with elevations in facing brick, all beneath main and secondary pitched tiled roof coverings. This impressive greatly improved home occupies a fine prominent corner position, with extensive level enclosed sunny gardens, and fronting quiet and select Chartwell Drive, just a few minute's walk to Lisvane Village Centre. The large and lovely gardens allow scope for extension, subject to the required planning applications and building regulation approvals. Recent improvements include stylish new PVC double glazed windows, replaced in 2016 by Inspire Windows together with new Patio doors installed by Messrs Nolan Windows in 2014, and new composite outer doors installed in 2013 by Messrs Cardiff Windows & Doors. A contemporary modern Italian kitchen was completed in 2013, equipped with Quartz Silestone work surfaces, a peninsula Oak breakfast bar and integrated appliances, whilst stylish tiled floors were added to the main hall in 2013, and contemporary oak glass panelled internal doors in 2014. Further improvements include a stunning modern downstairs cloak room installed in 2017, a stylish modern family bathroom added in 2017, and a contemporary modern ensuite shower room installed in 2015. The property also benefits stylish chrome power points and light switches, quality Sharpes fitted wardrobes installed between 2013-2016, and gas heating with contemporary radiators (new boiler in 2018), (Eco Blue Advance 25 Baxi), serviced annually. The property was also re-wired in 2013, and there is a fully operational alarm system. The well-designed living space comprises an open fronted porch, an inner porch, an entrance hall, a useful study/home office, a formal dining room, a spacious lounge (18'0 x 13'8)

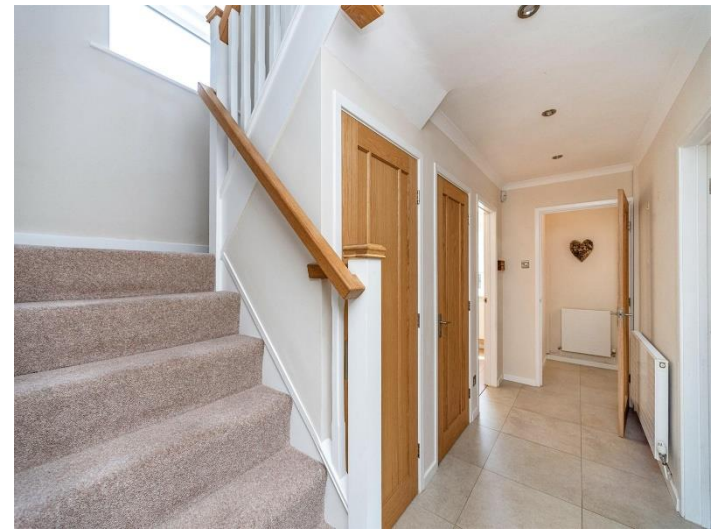
inset with new PVC patio doors which open onto the rear gardens, a stylish modern kitchen, a downstairs cloak room and an outer porch. The first floor includes four good sized bedrooms and two bathrooms, one being ensuite. A beautifully presented detached four-bedroom house on a large well established sunny enclosed corner plot.

**Lisvane** Llanishen Railway Station is within easy walking distance from Lisvane Road, connecting with Cardiff Queen Street and Cardiff Central Stations. 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 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** 13' 9" x 4' 2" (4.19m x 1.27m) A wide-open fronted entrance porch with PVC clad ceiling with spotlights, and a block paved entrance threshold.

**Entrance Hall** Approached via a composite double glazed front entrance door, part panelled and inset with leaded patterned glass upper light windows opening into a central hall with stylish tiled flooring and contemporary oak panel internal doors with stylish handles providing access to all the principal ground floor rooms. Coved ceiling with spotlights, returning carpeted spindle balustrade staircase to upper first floor, stylish chrome light switch and power point, radiator. Very useful deep built-in under stair cupboard





with space with plumbing for an automatic washing machine.

**Downstairs Cloakroom** Independently approached from the entrance hall via a contemporary oak panel door, stylish modern remodelled suite with porcelain tiled floor, slim line W.C., contemporary shaped mounted wash hand basin with chrome mixer taps, pop-up waste and porcelain tiled splashback, stylish chrome vertical towel rail/radiator, patterned glass PVC double glazed window to side, ceiling with spotlight.

**Study** 8' 6" x 6' 9" (2.59m x 2.06m) PVC window to front, radiator, door to hall.

**Formal Dining Room** 13' 7" x 10' 10" (4.14m x 3.30m) A spacious dining room independently approached from the entrance hall, stylish contemporary double radiator, coved ceiling, white PVC double glazed window with outlooks on to the quiet frontage close, further contemporary double doors glass panelled with stylish handles opening to...

**Lounge** 18' x 13' 8" (5.49m x 4.17m) Also independently approached from the entrance hall via a contemporary oak glass panel door with stylish handle. A spacious principal reception room, inset with white PVC double glazed newly installed sliding patio doors that open on to a paved sun terrace leading on to the rear gardens, further PVC double glazed picture window with outlooks on to the rear gardens, coved ceiling, two stylish contemporary vertical radiators.

**Kitchen / Breakfast Room** 14' 3" x 10' 4" (4.34m x 3.15m) Independently approached from the entrance hall via a contemporary oak panel door with stylish handle leading to a well fitted stylish and contemporary modern fitted kitchen with an extensive range of panel fronted floor and eye level units with slim line chrome handles beneath quartz Silestone worktops incorporating a Caple stainless steel sink with separate vegetable cleaner and mixer taps, integrated quartz Silestone drainer, Rangemaster Professional stainless steel range cooker with five ring gas hob including wok burner, separate grill, fan assisted electric oven, further fan assisted second oven/warming drawer. Large quartz granite splashback surround, stainless steel canopy style extractor hood, integrated Bosch dishwasher, two corner units each fitted with retractable chrome shelving (carousel style), deep pan drawers and separate drawers with custom made cutlery compartments, soft closing doors and drawers throughout, fully integrated AEG fridge freezer, two matching dresser style glass fronted eye level display cabinets with glass shelves and internal lights, stylish chrome light switches and power points throughout, oak peninsula breakfast bar, with space for breakfast stools/chairs, ceiling with spotlights, full height stylish chrome vertical radiator, PVC double glazed window with a pleasing rear garden outlook, composite double glazed part panelled outer door and further PVC double glazed window opening on to a rear porch.

**Rear Porch** Brick built surmounted with PVC double glazed windows, inset with a PVC outer door each opening on to and overlooking the sizeable corner gardens. Ceramic tiled flooring, ceiling with spotlight.

**First Floor Landing** Approached via a carpeted spindle balustrade returning staircase with half landing, large PVC double glazed window providing natural light throughout the first floor, central landing with chrome power point and light switch, access to the roof space, built-in airing cupboard housing factory insulated copper hot water cylinder with electric immersion heater and pine shelving above.

**Master Bedroom One** 17' 3" x 10' (5.26m x 3.05m) Approached from the landing independently via a white traditional style panel door with stylish handle, leading to an open plan master bedroom equipped with stylish fitted wardrobes along one wall with comprehensive storage shelves and hanging space enclosed by Japanese style soft opening sliding doors. White PVC double glazed window with pleasing outlooks across the corner gardens, coved ceiling, radiator, stylish chrome light switches and power points.

**Ensuite Shower Room** Stylish contemporary remodelled white suite with Roca fittings and porcelain tiled walls and floor comprising large corner shaped fully tiled shower with chrome shower fitment and clear glass sliding shaped shower door and screen, slim line W.C., wall mounted contemporary wash hand basin with chrome mixer taps, chrome pop-up waste and Roca built out vanity drawers in white high gloss with chrome handles. Stylish chrome vertical towel rail/radiator, ceiling with spotlights, air ventilator, PVC double glazed patterned glass window to rear.

**Bedroom Two** 13' 7" x 8' 10" (4.14m x 2.69m) Approached independently from the landing via a white traditional style panel door with stylish handle leading to a further double size bedroom,



equipped with a full range of built-in full height wardrobes providing storage width of 8' 7" x 2' 2" depth enclosed in white panel doors with slim line handles and equipped internally with extensive shelving space and hanging space. Radiator, PVC double glazed window with outlooks on to the quiet frontage close, stylish chrome finished power points and light switches.

**Bedroom Three** 10' 4" x 12' 7" (3.15m x 3.84m) A further good size double bedroom equipped also with full height wardrobes with slim line handles, approached independently from the first-floor landing via a white traditional style panel door with stylish handles, radiator, PVC double glazed window with outlooks on to the quiet frontage close.

**Bedroom Four** 13' 7" x 7' 5" (4.14m x 2.26m) A further well-proportioned fourth bedroom, benefiting from a full height built-in wardrobe providing storage space measuring 5' width x 2' 3" depth equipped with extensive hanging and shelving storage. This room is independently approached from the landing via handle and equipped with a radiator and a PVC double glazed window with a side aspect.

**Family Bathroom** Stylish contemporary remodelled white Roca suite with porcelain tiled floor and walls and comprising panel bath with chrome shower unit and clear glass shower screen, chrome mixer taps and pop-up waste, wall mounted contemporary shaped wash hand basin with chrome mixer taps, pop-up waste and a Roca vanity drawer in white high gloss with slim line handle. W.C. with concealed cistern with Geberit fittings, chrome stylish towel rail/vertical radiator, ceiling with spotlights, PVC double glazed patterned glass replacement window to side. This room is also



approached from the landing via a white traditional style panel door with stylish handle.

**Outside Front Garden** A wide corner front garden chiefly laid to lawn inset with a corner rose bed with slate chippings and paved edging.

**Entrance Drive** Private double width block paved off street vehicular entrance drive leading to....

**Double Garage** 18' 6" x 16' 1" (5.64m x 4.90m) Brick built attached double garage approached via a modern electronically controlled fob operated double up and over roller door, leading to a very useful double garage space with an open roof storage area, electric power and lighting and a useful courtesy door providing access to the rear gardens. Alarm sensor. Automatically closing internal garage door wall switch.

**Rear Garden** The property benefits a larger than average enclosed landscaped corner garden which comprises of two well established lawns and three paved and block paved sun patios, a corner patio finished in Indian sandstone, a further sun terrace approached from the porch finished in block paving and a third approached from the lounge and accessing the back of the garage finished in slab paving. The gardens are very private and sunny and enjoy considerable privacy and security by a combination of brick-built boundary walls surmounted with timber trellising, together with further panel fencing. There are pretty shrub and rose planted borders together with a raised border partly along one side with railway sleepers, and a useful contemporary corner summer house. Outside security lights, outside water tap, secure garden gate providing access to the front gardens.

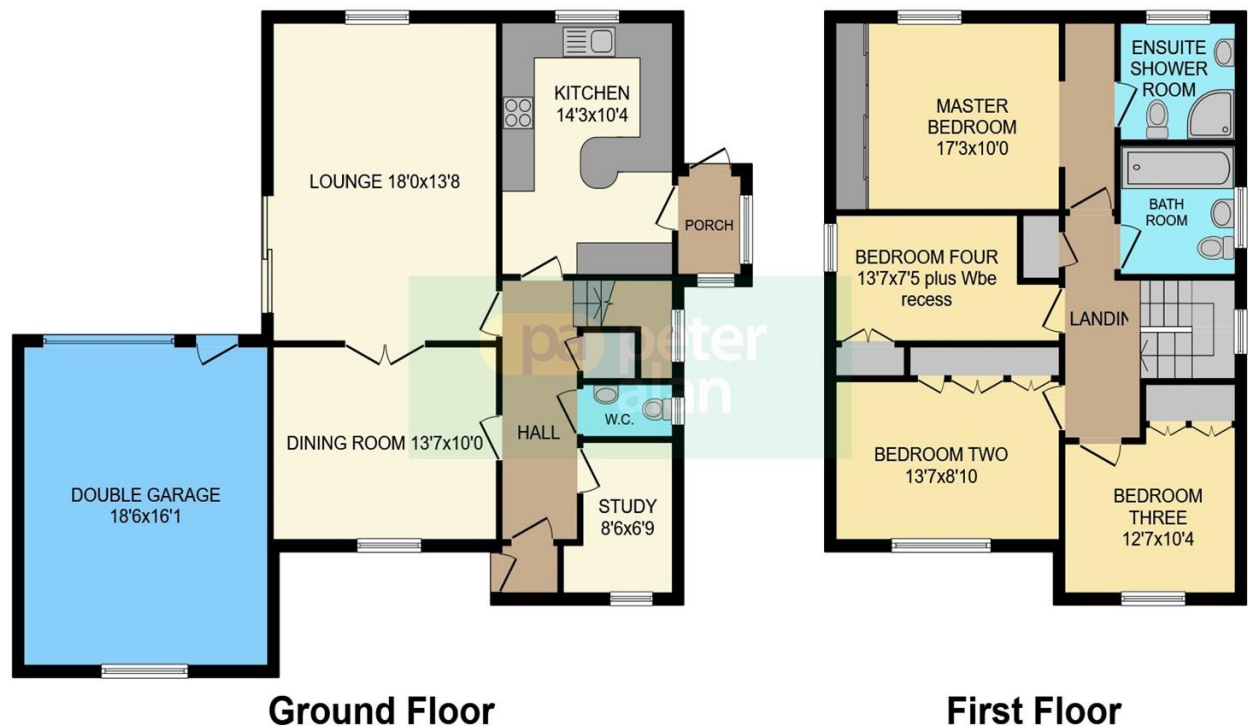






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