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Protea Lodge, Chartwell Drive, Lisvane, Cardiff, CF14 0EZ

£795,000

 black

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A unique detached three-bedroom luxury bungalow, built in 2013 to a high specification. totally bespoke and providing 1562 square feet of stunning living space. This very special and completely individual bungalow provides a stylish and contemporary design, with three luxurious bathrooms and a fabulous principal lounge (17'3 x 15'6), with a high atrium style ceiling, pretty picture windows, and bi-folding doors which open onto a very private SOUTH FACING sun terrace. Occupying a distinctive plot, the surrounding gardens are manicured and landscaped, completely private, whilst a three-car gated entrance drive leads to two separate carports, and a (23'3 x 10'0) garage with a large roof storage area approached by a slingsby ladder. The property benefits GAS FIRED UNDER FLOOR HEATING throughout (wet system), a sophisticated intruder alarm, double glazed windows, outer doors, French doors and bi-folding door, fully wired for CAT 5 throughout, stylish and contemporary oak panelled internal doors, solid internal walls and high ceilings, and PVC soffits and fascia boards.

The bungalow is architect designed, with a deep slate roof, a 130 ml cavity and smooth white rendered external walls, providing a very Spanish theme to this impeccable bungalow. There is a generous well fitted quality Schreiber open plan kitchen and dining room (22'8 x 10'4), with quartz granite work surfaces and integrated Neff appliances including a InSinkErator food waste disposer unit, an Induction hob, a stunning extractor hood, an integrated Neff microwave combi oven, an integrated fan assisted Neff electric oven, a Smeg fridge freezer, a Neff integrated dish washer, an integrated washer/dryer, and a very impressive feature is the high designer Atrium ceiling. The property is approached by an open fronted porch leading to a stylish entrance hall which provides independent

access to a luxury downstairs cloak room, and each of the three double sized bedrooms. The master bedroom provides true luxury with a large ensuite bathroom, and a large ensuite dressing room (15'5 x 9'10, equipped with quality bespoke sharps Japanese touch access full height wardrobes with high gloss doors, and extensive custom-made storage design. French doors also lead from the master bedroom onto a totally private south facing garden. Each of the remaining bedrooms also have their own luxury ensuite shower rooms, perfect for modern day living. Protea Lodge fronts quiet and select Chartwell Drive, well away from busy passing traffic, a very tranquil location, yet just a stone's throw from the village centre of Lisvane.

Entrance Porch Under cover block paved porchway forming part of a large additional carport, approached from a private gated block paved and very private entrance drive. Stylish outside wall light, ceiling with spotlight.

Entrance Hall Approached via a composite double glazed front entrance door with PVC double glazed side screen windows opening into a main hall with marble tiled floors with under floor heating and a high atrium style ceiling with spotlights and a Velux double glazed window with electronic blackout blind. Useful built in storage cupboard enclosed by a contemporary oak panel door.

Downstairs Cloakroom Stunning white suite with marble tiled floor and tiled walls, slimline wc, corner shaped wash hand basin with chrome mixer taps, pop up waste and a built-out vanity unit in white high gloss with soft closing door. Stylish chrome towel rail/vertical radiator, obscure glass PVC double glazed window to front, ceiling with spotlights.





Open Plan Kitchen/ Dining Room 22' 8" x 10' 4" (6.91m x 3.15m) Approached independently from the entrance hall via a contemporary oak panel door leading into a well-designed and spacious living and kitchen space, with extensive floor and eye level units along two sides with soft closing doors and drawers with slimline handles beneath granite quartz worktops, incorporating a stainless steel sink with separate InSinkErator food waste disposer unit, stylish chrome mixer taps, granite drainer, granite splash backs throughout, island unit wall mounted at low level with solid quartz granite work surfaces, granite splash back and breakfast bar, integrated Neff microwave combi oven, integrated fan assisted Neff electric oven, integrated four ring CDA induction hob beneath a stunning fully vented extractor hood in black, integrated fridge freezer, integrated Neff dishwasher. Under unit lighting, corner retractable chrome storage shelves, integrated retractable spice shelves, eight deep pan drawers, marble tiled flooring throughout with under floor heating, high atrium style ceiling with spotlights and an apex PVC double glazed front window, with additional PVC side window and French doors that open onto the private blocked paved entrance drive. Further obscure glass PVC double glazed outer door opening onto the main gardens. Stylish sliding blinds full height floor to ceiling mounted above the French doors. Very impressive.



Lounge 17' 3" x 15' 6" (5.26m x 4.72m) Approached via contemporary and stylish double oak panelled doors. A fabulous principal reception room, with marble tiled floors and under floor heating, high atrium style ceiling, contemporary electric living flame wall mounted fire, multi pane PVC double glazed clear glass picture windows overlook part of the main gardens, whilst PVC double glazed bi folding doors open onto and overlook a very private under cover sun terrace with the surrounding gardens in view.

Master Bedroom One 12' 10" x 12' (3.91m x 3.66m) With a high ceiling with spotlights, carpeted flooring with under floor heating, PVC double glazed French doors that open onto a very private and enclosed courtyard style garden, whilst bespoke obscure glass sliding pocket doors open into...

En Suite Bathroom 8' x 7' (2.44m x 2.13m) Stunning white quality high spec suite with marble tiled floors with under floor heating and ceramic tiled walls, high ceiling with spotlights and an air ventilator, large oversized free standing contemporary bath with chrome waterfall mixer taps, separate hand fitment and pop up waste, wall mounted shaped wash hand basin with chrome mixer taps and a built out vanity drawer in white high gloss, corner slimline wc, obscure glass PVC double glazed window to side, contemporary chrome vertical radiator/towel rail, wall mounted bathroom mirror with sensor controlled lights, wall mounted contemporary bathroom full height cabinet with white high gloss doors.



En Suite Dressing Room 15' 5" x 9' 1" (4.70m x 2.77m) Beautifully equipped with stylish bespoke touch to open full height wardrobes with mirrored fronts providing an extensive range of custom-made storage space including hanging space and storage, marble tiled floor with under floor heating, high ceiling with spotlights, PVC double glazed full height window with a view onto the private gated entrance drive, approached from the entrance hall via a contemporary oak panel door.

Bedroom Two 11' 10" x 9' 3" (3.61m x 2.82m) Approached independently from the entrance hall via a contemporary oak panel door leading to a double sized bedroom, inset with a PVC double glazed window with a pretty garden outlook, high ceiling with spotlights, carpeted flooring with under floor heating, further contemporary oak panel door leading to...

En Suite Shower Room Stylish and luxurious modern white suite with marble tiled floor with under floor heating, ceramic tile walls, corner shower with glass shower doors and screen, chrome shower unit, slimline wc, wall mounted wash hand basin with chrome mixer taps and pop-up waste and a built-out vanity drawer in white high gloss, stylish chrome vertical towel rail/radiator, obscure glass PVC double glazed window to side, high ceiling with spotlights and an air ventilator. Wall mounted bathroom mirror with sensor-controlled lights and fully heated.



Bedroom Three/Study 10' 6" x 10' (3.20m x 3.05m)
 Approached independently from the entrance hall via a contemporary oak panel door leading to a further double sized bedroom currently used as a study, but perfectly placed as a bedroom if required, designed with marble tiled floors with under floor heating, a white PVC double glazed clear glass window enjoys a truly charming and delightful aspect onto the gardens, high ceiling with spotlights, further oak panel door leading to...

En Suite Shower Room Beautifully equipped and luxurious with marble tiled floor with under floor heating, and ceramic tiled walls throughout, wet room style shower with a chrome waterfall shower unit with separate hand fitment and a clear glass shower screen, slimline wc, wall mounted wash hand basin with chrome mixer taps, pop up waste and a built out vanity drawer with white high gloss fronts, obscure PVC double glazed window to side, high ceiling with spotlights and an air ventilator, stylish chrome vertical towel rail/radiator, wall mounted heated bathroom mirror with touch sensor lights.

Private Entrance Drive A very private block paved, and wide off street vehicle entrance drive is approached via fob operated electric sliding gates contemporary and bespoke in design, leading to a deep and wide private drive which leads to a large under cover carport area which measures 14 9 x 12 9. The main drive itself provides off street vehicle parking for 3-4 cars and features a second undercover carport which measures 14 6 x 8 4.



Garage 23' 3" x 10' (7.09m x 3.05m) Approached via an electronically controlled fob operated up and over door leading to a large, attached garage with electric power and light, work bench, multiple wall shelves for storage and access to a very useful and sizeable roof space storage area approached via a Slingsby ladder. Automatic lights. Solid PVC courtesy door leading into the rear gardens.

Gardens The bungalow sits within a deceptively spacious surrounding plot which includes two main garden areas each accessible the first approached from both the kitchen and overlooked by the lounge being a large sun terrace finished in sandstone paviours and edged by deep borders of stone, tree lined and fully enclosed by high timber fencing and matching brick-built boundary walls to afford both privacy and seclusion. Outside power points and security lights and camera surveillance. The second garden area is approached from both the lounge and the master bedroom and comprises of a large under cover sandstone paved sun terrace beautifully landscaped with deep borders of stone lined with climbing plants shrubs and flowering plants to afford a beautiful outlook from the bungalow itself and within the gardens. Again, total privacy is achieved by high boundaries and mature trees and raised borders. Behind the garage and the bungalow, itself is a further garden area which comprises of sandstone paved footpaths that provide a walk around access to the entire bungalow, together with useful garden storage shed and outer stores, all edged with pretty borders of stone and enclosed again for maximum privacy. Outside water tap. Soffits with spotlights.







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