



 4  2  3

Sycamore House, Lisvane Road, Lisvane, Cardiff, CF14 0SF.

£730,000

 pa black

02920 618552
llanishen@peteralan.co.uk



A superior detached four-bedroom house, fronting highly favoured Lisvane Road, a short walk from the village centre with its historic parish church of St Denys, and its popular public house and restaurant, the Griffin Inn. Built in 2021 by Messrs Edenstone Homes, a private highly regarded local developer, the Farrington in design and specification, and completed with a 10-year N H B C guarantee.

This stylish and contemporary new home, provides 2052 square feet, with truly stunning internal fittings, including a Sigma 3 masterclass Kitchen, family room and dining room, equipped with contemporary and stylish traditional units with 20mm solid surface worktops and Neff integrated appliances, which lead onto a relaxing and spacious family room inset with a stunning new full height Log Burner, and is open plan to a dining area with French doors that open onto and overlook the seriously impressive fully landscaped private gardens, a true haven of inspiration and tranquillity.

There is a separate utility room and a downstairs cloak room of the grand entrance hall, which also provides independent access to both a sizeable lounge and a versatile sitting room/snug/home office.

The entire ground floor enjoys luxury UNDER FLOOR HEATING, with a gas wet system, and superb contemporary style first floor radiators, whilst superb modern Oak Carini panel contemporary internal doors and a bespoke staircase with stylish glass panels, provide a stunning finish through the living space..

There is also a sophisticated intruder alarm. There are four good sized double bedrooms, and two beautiful bathrooms, both installed with high class Tissino fittings and Porcelanosa tiles.

The master bedroom is a very impressive master suite with an open plan dressing room with a row of Paramount wardrobes, whilst a characteristic square bay provides ample space for a dressing table. Off this generous master bedroom is the stylish ensuite with a large contemporary shower.

This imposing house is constructed in a period style with elegant brick elevations, inset with pretty PVC double glazed windows, Georgian in design with stylish plantation shutter blinds, all beneath a deep pitched tiled roof.

At build stage the current owners authorised over £25,000 worth of extras, and since moving in have undertaken a full garden front and back landscape, at a cost of over £20,000. A further special feature is a large oversized double garage with a useful open roof space store, approached by a generous wide private entrance drive, providing ample parking. Located on the outskirts of this prestigious and select development, Sycamore house is a true gem in both style and specification. Must be seen!

Entrance Porch

Charming open fronted porchway with brick facing plinth and terylene rendered upper relief's, approached via a block paved path from the stunning landscaped front gardens and leading to....





Entrance Reception Hall

Approached via a composite double glazed front entrance door in white and grey with chrome door furniture and coloured glass insets with matching side screen windows opening into a central hall with ceramic tiled floors with under floor heating and a wide carpeted single flight bespoke oak staircase with glass panels and a very useful under stair storage recess space.

Downstairs Cloakroom

Stylish contemporary white suite with ceramic tiled floors and part tiled walls comprising W.C. with concealed cistern, shaped wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity unit with high gloss doors, air ventilator, ceiling with spotlights, under floor heating.

Lounge

16' x 11' 9" (4.88m x 3.58m) Approached independently from the entrance hall via a contemporary oak panel door with chrome door handles leading to a charming main lounge with ceramic tiled flooring with under floor heating, white PVC clear glass double glazed window with plantation shutters overlooking the landscaped front gardens. Chrome finished light switches and power points throughout.



Snug / Study

9' 4" x 8' 10" (2.84m x 2.69m) Approached independently from the entrance hall via a contemporary oak panel door leading to a versatile reception room with ceramic tiled flooring and under floor heating, white PVC double glazed window with plantation shutters with outlooks across the stunning landscaped front gardens, high ceiling, chrome finished light switches and power points throughout.

Kitchen, Dining & Family Room

28' 3" x 14' 4" (8.61m x 4.37m) This wonderful open plan social space provides very contemporary modern living with its stunning Shaker fitted kitchen leading to a very versatile family area with a contemporary log burner with matching hearth and leading then on to a dining area with PVC double glazed French doors and multiple side screen clear glass PVC side windows that overlook and open on to the beautifully private and truly unique landscaped gardens.

This amazing space features under floor heating with a continuous ceramic tiled floor whilst the kitchen area has multiple floor and eye level units in grey and white with high gloss doors and drawers beneath stunning work surfaces incorporating a Neff five ring Schott Ceram induction hob together with a Blanco sink with Quooker hot and cold taps and a separate vegetable cleaner.



Fully integrated AEG microwave combi oven with additional AEG fan assisted electric oven, full height integrated fridge freezer, integrated Caple dishwasher, integrated wine cooler, deep pan drawers with custom made cutlery compartments and soft closing facility throughout, concealed extractor hood, ceiling with multiple spotlights throughout, natural wood finished breakfast bar with space for three breakfast stools, further PVC double glazed window with a rear garden outlook. Very impressive.

Utility Room

5' 8" x 6' 2" (1.73m x 1.88m) With matching floor and eye level units in white and grey beneath matching worktops incorporating a stainless steel Caple sink with mixer taps, space with plumbing for a washing machine, space for the housing of a tumble dryer, eye level storage unit housing a neat Logic Ideal gas central heating boiler, continuous ceramic tiled floor with under floor heating, double glazed part panelled outer door providing access to the side path with a courtesy door directly in to the double garage, ceiling with spotlights, air ventilator.

First Floor Landing

Approached via a wide bespoke oak staircase with glass panels leading to a matching central landing area with radiator and access to roof space.



Master Bedroom / Dressing Room

19' 5" x 10' 8" maximum (5.92m x 3.25m maximum) This splendid master bedroom has a width measurement that narrows to 8' 10" and is approached from the landing via a further entrance recess space that measures 4' 5" depth x 3' 2" width via a contemporary oak panel door. This architect design provides space for a super king bed with side cabinets leading on to a slightly separate but still open plan dressing ensuite area with a bay window with PVC clear glass units and plantation shutters that overlook prestigious Lisvane Road. Custom made and stylish open wardrobes with multiple hanging space and additional drawers lit up by a ceiling of spotlights, whilst within both these areas there are two radiators and a further clear glass PVC double glazed window with plantation shutters that also enjoys an outlook on to prestigious Lisvane Road. Chrome finished light switches and power points.

Ensuite Shower Room

Luxurious white suite with porcelain tiled walls and tiled flooring comprising double size fully tiled shower with a contemporary rainfall shower fitment with separate hand fitment and clear glass sliding doors, whilst the stylish shaped wall mounted wash hand basin includes chrome mixer taps and a pop-up waste and two pull out vanity drawers. The shower room is complete with a W.C. with concealed cistern (Tissino), and benefits from a vertical towel rail/radiator, ceiling with spotlights, air ventilator, and a patterned glass PVC double glazed side window.



Bedroom Two

13' 1" x 8' 8" (3.99m x 2.64m) Independently approached from the landing via a contemporary oak panel door, this further double size bedroom also includes stylish built-in wardrobes providing an additional 1' 10" depth x 4' 1" width finished with full height sliding mirror fronted doors. A PVC clear glass window with plantation shutters overlooks prestigious Lisvane Road, whilst this double bedroom is equipped with a radiator. Chrome finished light switches and power points.

Bedroom Three

11' x 9' 5" (3.35m x 2.87m) Independently approached from the landing via a contemporary oak panel door leading to a further double size bedroom equipped with both a radiator and a PVC clear glass double glazed window with plantation shutters that enjoys outlooks across the truly stunning rear gardens. Chrome finished light switches and power points.

Bedroom Four

11' 7" x 8' 8" (3.53m x 2.64m) Independently approached from the landing via a contemporary oak panel door leading to a large fourth bedroom equipped with a further single built-in full height wardrobe providing an additional 4' 1" width x 2 ft depth equipped with hanging space and storage over together with full height sliding mirror fronted doors within a wood frame. Radiator, clear glass PVC double glazed window with plantation shutters overlooking the stunning rear gardens. Chrome finished light switches and power points.



Family Bathroom

9' 6" x 6' 9" (2.90m x 2.06m) Luxurious white contemporary stylish suite independently approached from the landing via a contemporary oak panel door leading to a beautiful bathroom suite with fully tiled walls and floor and comprising a double size fully tiled shower with contemporary rainfall fitment and separate hand fitment and clear glass sliding doors and screen, large panel bath with chrome mixer taps and pop-up waste, separate shower hand fitment, W.C. with concealed cistern, and a wall mounted wash hand basin with chrome mixer taps, pop-up waste and two built out vanity drawers. The bathroom also includes a full height vertical towel rail and radiator in grey enamel together with a chrome shaver point, an air ventilator, ceiling with spotlights and an obscure glass PVC double glazed window with a rearward aspect.

Outside Front Garden

Beautifully landscaped and level largely finished in stone behind a brick-built boundary front wall surmounted with Victorian style and decorative railings and equipped with a garden gate surmounted on to two imposing brick pillars that leads to a block paved centre pathway which continues the full width of the front garden and to the side area that divides the house and the double garage. Within the front garden there are maturing apple trees and fruit trees, a potential mini orchard, dwarf in style but pleasing from a view perspective.

Double Garage

20' 1" x 17' 8" (6.12m x 5.38m)

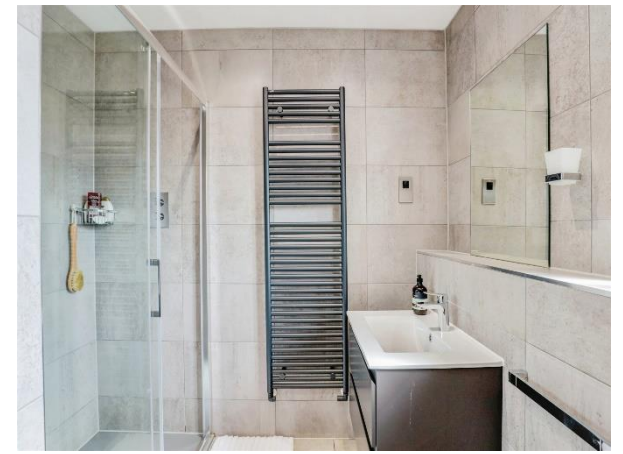
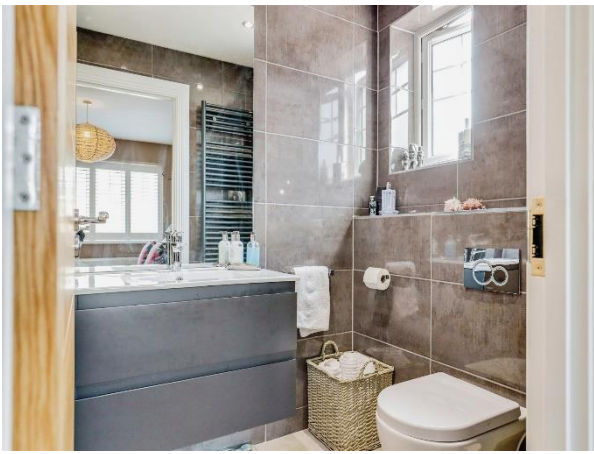
Substantial brick built double garage with an open storage roof space, full power and light, a PVC double glazed obscure glass window to the rear, all approached via a double panelled up and over door. There is a useful courtesy door PVC part panelled that provides access to the side pathway with direct access into the utility room and there are strategic stylish outside lights.

Entrance Drive

Triple width private off street vehicular block paved entrance drive with parking for 2 - 3 vehicles.

Rear Garden

A truly stunning feature beautifully landscaped and ornamental comprising of a large sandstone paved full width sun terrace consisting also of a timber-built pergola with space for a patio table and chairs. The gardens are very private by means of high brick-built boundary walls affording privacy and security and continue to the side of the property providing a neat storage area 5' 9" width x 23' 7" depth, whilst the rear garden further extends in to a carefully constructed and designed further private stone finished patio area lined with borders of slate with maturing trees providing a wonderful level of privacy and seclusion. Useful garden courtesy gate that opens on to the private driveway and the garden has external power points and wall lights together with an outside water tap. A huge amount of work has gone in to this garden by the current owners to provide an absolutely first class backdrop to this stunning modern home.





02920 618552

lланishen@peteralan.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

