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7 The Mount, Lisvane, Cardiff, CF14 0FJ.

£1,050,000

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This traditional modern five bedroom detached double fronted residence, occupies a fine corner position, in the highly regarded and select development of The Mount, built in 1991 by Messrs George Wimpy, a well-known National house builder, completed with a 10 year N H B C guarantee, and designed to provide an executive style family home with an imposing period ambience, with external elevations in characteristic brick and charming clay tiles, all beneath a large hipped roof with exposed timber beams and a feature front window. This very impressive family home provides 2865 square feet of overall space, The Llanthony in design, with large and lovely private level gardens that surround the property, afforded both privacy and security by timber panel fencing.

The gardens are adjacent to private tree lined open fields, providing a wonderful country scene, and the landscaped front gardens include a private entrance drive that leads to a useful turning circle which allows an in and out access, perfect for a busy family. A substantial attached double garage (17'10 x 20'10), allowing for further extension or conversion if required. The versatile and well-designed living space includes four reception rooms, five bedrooms and three bathrooms, two being ensuite. The property also includes sealed double-glazed windows, gas heating with panel radiators, and a modern Worcester gas boiler, (2009), fully serviced and covered under a British Gas contract.

The property also includes hardwood traditional style panel internal doors, an intruder alarm, coved ceilings with ceiling roses, a stylish and contemporary living flame clear glass gas fire within the large and impressive lounge (24'1 x 14'7), many chrome finished power points and light switches, and a full electrical certificate completed in 2024.

Circa 2009 a new kitchen and breakfast room was fitted, providing a fabulous open plan social space, (17'9 x 19'0 max), fitted with integrated appliances and granite work surfaces, and located with delightful views across the stunning gardens and onto adjacent green fields.

There is a generous master bedroom, (14'7 x 12'10), which also leads into a large dressing room (11'0 x 10'0), which then leads into a a new luxury stylish ensuite shower, fitted circa 2012. In 2012 a new stylish modern family bathroom was installed.

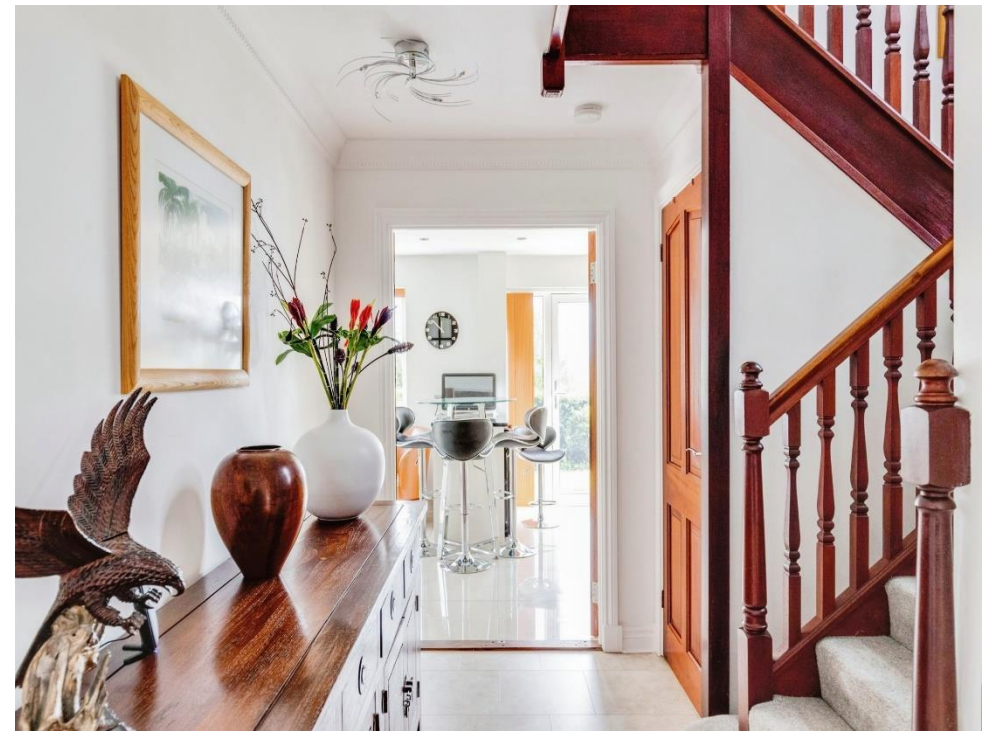
A very imposing modern residence, forming part of the prestigious close, originally named Mount St Denys. Must be seen!

Location

Within walking distance is the highly acclaimed Lisvane Primary school, Lisvane railway Station providing fast and economic travel to Cardiff Queen Street and Cardiff Central, whilst also close by is the Cefn Onn Country Park, the Griffin Inn, the Cottage Inn and the highly active Parish Church of St Denys.

Lisvane

Within Lisvane are the delightful Coed Y Felin woods providing lovely walks. Coed-y-Felin comprises about 16 acres of semi-ancient and mixed natural woodland, sandwiched between Heol Cefn Onn (the main entrance), Clos Llysfaen, Ivydale, Ridgeway and Millrace Close, with entrances in each. Also close by is the Lisvane Tennis Club, Treetops Play Group and Acorns Nursery is 1 Mile away. Facilities include a local village shop, hairdressers, a community cabin library, a Pharmacy, a park, a parish church, a war memorial, a scout hall and community/village hall. Lisvane cricket club is based at Llynarthen in nearby St Mellons. 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 Football Club which is a major player in South Wales. Lisvane (Welsh: Llys faen) is an affluent community in the north of Cardiff, the capital of Wales, located 5 miles (8 km) north of the city centre. Lisvane is generally considered to be one of the wealthiest residential areas of Wales.

Entrance Porch

6' 10" x 5' (2.08m x 1.52m) Approached via a hardwood panelled front entrance door with matching leaded patterned glass side screen windows opening into a spacious porch with tiled flooring, radiator, ornate coving and a useful built in 2ft deep shoe store.

Entrance Reception Hall

19' 1" x 10' (5.82m x 3.05m) Approached via a glass panelled entrance door with matching side screen windows opening into a central entrance reception hall, ornate coved ceiling, and a double radiator. Wide returning staircase with two half landings leading to a first-floor gallery landing. Large walk-in storage cupboard with additional understairs recess.

Downstairs Cloakroom

Stylish modern white suite comprising w.c with concealed cistern, with also a built-in vanity cupboard. Shaped mounted wash hand basin with chrome mixer taps and a glass tile splashback, stylish tile floor, leaded patterned glass sealed double glazed window to front, approached from the hall independently via a hardwood panelled door.



Lounge

24' 1" x 14' 7" (7.34m x 4.45m) Approached independently from the entrance reception hall via hardwood double doors with chrome handles leading to a sizeable principal lounge with a very bespoke fire breast finished inset with a living flame gas fire. Impressive flooring, ornate coved ceiling, double radiator, leaded sealed double-glazed windows with outlooks onto the quiet frontage entrance drive which is very private with a turning circle drive. Sealed double glazed French doors with matching leaded side screen windows opening into...

Conservatory

14' 8" x 13' (4.47m x 3.96m) This conservatory is in disrepair which is reflected in the property valuation. Currently it is constructed with a cavity brick plinth outer wall surmounted with sealed double glazed timber encasement windows, inset with French doors that open onto the rear gardens, all beneath a clear glass roof. Ceramic tiled floor and electric power and light. There is an additional courtesy door that opens into the formal dining room.

Formal Dining Room

13' 1" x 10' 4" (3.99m x 3.15m) Approached independently from the entrance hall via a hardwood panel door, also approached independently from the lounge via double hardwood panel doors. Impressive, tiled floor, radiator, ornate coved ceiling with ceiling rose, sealed double glazed leaded window with a pleasing rear garden outlook.



Study/Home Office

10' 5" x 9' 7" (3.17m x 2.92m) Independently approached from the kitchen and breakfast room via a hardwood panel door, a very useful and versatile room, currently used as a study, but perfect as a home office or a snug. Stylish flooring, ornate coved ceiling with ceiling rose, radiator, leaded sealed double-glazed window with an outlook across the charming private block paved deep front entrance drive.

Kitchen, Breakfast and Utility

19' x 17' 9" (5.79m x 5.41m) Narrowing to 13ft. Well designed and very sociable open plan space, equipped with a modern fitted kitchen with high gloss doors and drawers with slim line handles and granite worktops incorporating a Neff electric five ring hob with Elica bespoke extractor hood with glass splashback, doors and drawers with soft closing facility, custom made cutlery compartments, deep pan drawers, modern sink unit with waste disposal unit and chrome mixer taps with granite drainer, matching unit housing a Neff double oven. Pull out units with retractable spice shelves, integrated fridge, corner unit with carousel shelving x2, integrated Neff dishwasher, porcelain tile flooring throughout, further range of matching high gloss units along one wall with slim line handles providing additional storage space one concealing plumbing for a washing machine and space for a tumble dryer, space for the housing of an American style fridge freezer, further island unit with space for the housing of free-standing wine cooler, leaded sealed double glazed window with a pleasing rear garden outlook,



further matching side window, breakfast area with ample space for a breakfast table and chairs.

Equipped with both a sealed double glazed leaded window and a side garden aspect which extends onto paddock land, sliding double glazed patio doors open onto a rear garden sun terrace, whilst a further double glazed clear glass outer door provides access to a continuous patio area which runs to the side of the property with lawns beyond and mature hedgerow with delightful views that stretch across paddock fields where horses graze.

Ceiling with spotlights, double glass panel doors to entrance hall, contemporary style electric wall mounted fire, granite splashbacks throughout further glass splashbacks that continue around all the three sides of main kitchen units, stylish light switches and power points, granite windowsills.

First Floor Gallery Landing

Approached via a wide carpeted returning spindle balustrade staircase with two half landings leading to a gallery main landing with radiator, coved ceiling, good sized access to roof space, and a large built in airing cupboard housing a factory insulated copper hot water cylinder with an electric immersion heater. Stunning sealed double glazed with leaded lights and inset in two centre sections with the motif Mount St Dennis which each of the houses within The Mount benefit from - very artistic and very distinctive.



Master Bedroom

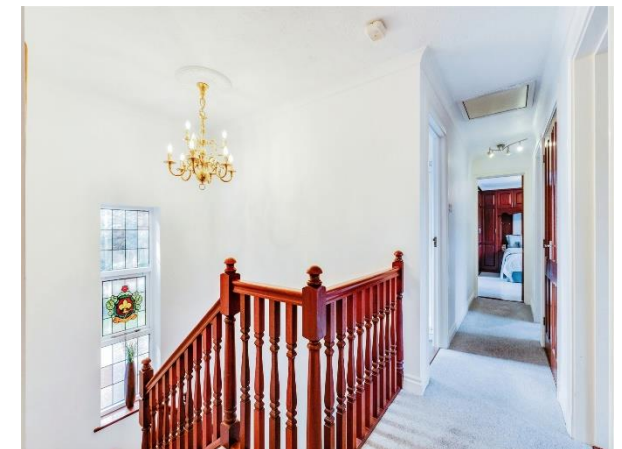
14' 7" x 12' 10" (4.45m x 3.91m) Approached independently from the landing via a hardwood panel door with chrome handles leading to a well-designed master bedroom suite with an extensive range of hardwood panel fronted wardrobes, high level units, corner vanity shelves with glass shelving and a dresser unit. Stylish flooring, radiator, leaded sealed double-glazed window with an elevated outlook across the large and lovely private rear gardens.

En Suite Dressing Room

11' x 10' (3.35m x 3.05m) Also fitted with a quality matching range of hardwood panel fronted wardrobes, continuous stylish flooring, radiator, coved ceiling, leaded sealed double-glazed window with outlooks across the very private frontage gardens. Stylish light switches and power points throughout.

En Suite Shower Room

8' 10" x 8' 6" (2.69m x 2.59m) Stylish contemporary remodelled white suite with porcelain tiled walls and stylish tiled flooring comprising triple length walk in shower with vanity shelf, chrome shower fittings and a large clear glass shower screen, wall mounted oval shaped wash hand basin with chrome mixer taps and a built out vanity set of drawers, w.c with concealed cistern, pretty leaded sealed double glazed patterned glass window to front, large full height chrome vertical towel rail/radiator. Large walk-in linen store measuring 4ft 3 depth x 2ft 8 width ideal storage area with spotlight.



Bedroom Two

11' 7" x 10' 7" (3.53m x 3.23m) Approached independently from the landing via a hardwood panel door leading to a double sized bedroom with two pretty leaded sealed double-glazed front and side windows, coved ceiling, radiator.

En Suite Shower Room

Ceramic tile shower room comprising large enclosed double width contemporary modern shower with multi jet fittings and shower head, enclosed by clear glass shower screen and clear glass entrance door and equipped with a wall seat and two ceiling lights. Vertical radiator, w.c with concealed cistern, mounted shaped wash hand basin with chrome mixer taps and pop-up waste with a fitted vanity unit, double glazed patterned glass leaded window to side garden, vanity shelf concealing bathroom light, shaver point.

Bedroom Three

10' 6" x 9' 9" (3.20m x 2.97m) Approached independently from the landing via a hardwood panel door, fitted with full height hardwood panel fronted wardrobes, radiator, coved ceiling, sealed double glazed leaded window with outlooks across the large and lovely private rear gardens.

Bedroom Four

13' 1" x 8' (3.99m x 2.44m) Approached independently from the landing via a hardwood panel door leading to a further double sized bedroom with a radiator, coved ceiling and a sealed double glazed leaded window with a delightful outlook across the private rear gardens with views that extend towards the Garth mountains.

Bedroom Five

13' 1" x 10' 6" (3.99m x 3.20m) Independently approached from the landing via a hardwood panel door leading to the final fifth bedroom which is also a double sized bedroom. Radiator, two sealed double glazed leaded windows both with outlooks across the large and lovely rear gardens. Built out useful single wardrobe.

Family Bathroom

8' 10" x 5' 6" (2.69m x 1.68m) Approached independently from the landing via a hardwood panel door with chrome handles leading to a remodeled modern contemporary white suite with tiled floor and walls comprising panel bath with chrome mixer taps, w.c with concealed cistern, wall mounted shaped wash hand basin with chrome mixer taps, separate corner curved shaped shower cubicle with clear glass sliding door and screen, integrated vanity shelf and a chrome shower fitment. Chrome vertical towel rail/radiator.

Outside Front Entrance Drive

The property is approached by a long private block paved vehicle entrance drive that leads to a very useful turning circle providing an in and out access.

Front Garden

Pretty front gardens finished and landscaped with stone with pretty borders and a corner shaped lawn.

Double Garage

20' 10" x 17' 10" (6.35m x 5.44m) Approached via an electronically controlled fob operated double up and over door leading to a substantial double garage equipped with power and light, useful courtesy door providing access to the side gardens, a wall mounted Worcester gas central heating boiler, three sealed double glazed leaded windows and a full range of floor and wall mounted panel fronted wall cupboards for extra storage. There is a very large open pitched roof storage space with exposed timbers providing ideal storage for bikes, kayaks, canoes etc. Cold water supply.

Concealed Garden

To the side of the double garage and beyond the private entrance drive is an enclosed garden section enclosed by a combination of timber fencing, laurel hedgerow and a 6ft high brick-built boundary wall with a garden gate which leads to a very useful area of garden which is concealed from the main garden itself finished mainly in stone with a continuous corner path and outside lights.

Side Garden

Approached from the back of the double garage and from the kitchen and breakfast room is a further wide side garden area laid to lawn beyond a paved patio space enclosed by mature laurel hedgerow and enjoying a delightful aspect onto privately owned paddock land with wonderful hillside views, very much a tree lined space where horses graze.

Rear Garden

Approached from the kitchen breakfast room, the conservatory and overlooked from the dining room is the main garden itself a very large area of garden totally level laid chiefly to an established main lawn beyond a wide paved terrace with a continuous footpath that sweeps around the lawn to a further circular shaped paved sun patio located at the bottom of the rear garden. The garden affords privacy and seclusion by a combination of 6ft high timber fencing together with mature well-established borders of shrubs and garden trees.





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