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Cerrig Llwyd, Lisvane Road, Lisvane, Cardiff, CF14 0SG

£485,000

pablack

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Cerrig Llwyd is a unique semi-detached four-bedroom house, built in 1931 in stunning elegant Portland Stone, distinctive in appearance, and occupying a delightful position in the centre of Old Lisvane Village, just a short walk to both St Denys Parish Church and The Griffin Inn together with a local shop serving everyday needs, and the highly popular Lisvane Primary School.

This magnificent building is a gem of historic interest and has a special benefit as in recent years the owners have acquired an additional length of garden, increasing the rear garden to approximately 100 Ft in length, extending directly into the woodland to provide a wonderful woodland area, ideal for children-families.

Available with immediate possession, this spacious family home provides 1424 square feet, with gas heating with panel radiators, two separate living rooms, some PVC double glazing, a 17 FT kitchen, two downstairs cloak rooms, each with toilets, four good sized bedrooms, and two bathrooms, one being ensuite.

Period features include high coved ceilings, wide alcoves, picture rails, wood block floors, pretty lattice windows, and traditional style panel doors with brass handles.

A very traditional family home, with a wide private entrance drive with space for 2-3 cars leading to an attached garage with French doors that open onto the rear gardens. Must be seen!

Lisvane

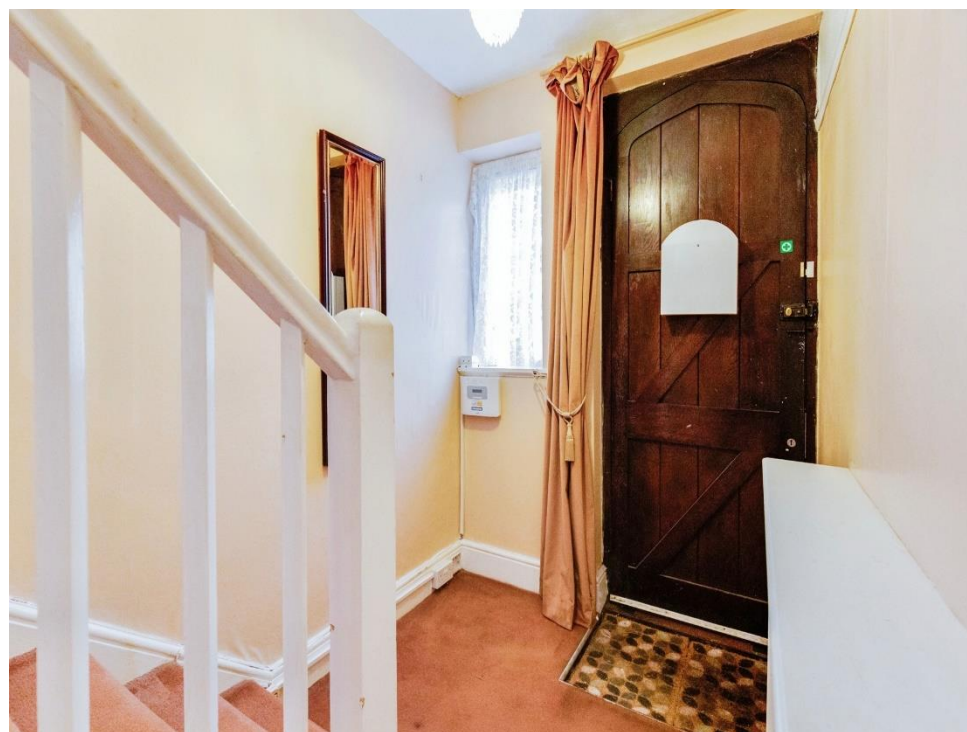
Within Lisvane are the delightful Coed Y Felin woods providing lovely walks. Coed-y-Felin comprises about 16 acres of semi-ancient and mixed natural woodland, sandwiched between Heol Cefn Onn (the main entrance), Clos Llysfaen, Ivydale, Ridgeway and Millrace Close, with entrances in each. Also close 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.

Within walking distance is the highly acclaimed Lisvane Primary school, both Lisvane and Llanishen railway Stations, providing fast and economic travel to Cardiff Queen Street and Cardiff Central, whilst also close by is the beautiful Llanishen/Lisvane Reservoirs, The Cefn Onn Country Park, The Griffin Inn, a local playing ground just a couple of minutes away, The Cottage Inn and the highly active Parish Church of St Denys.

Ground Floor Entrance Hall

Approached via a very imposing original solid wood part panelled front entrance door leading into a main hall with a wide carpeted spindle balustrade returning staircase, high ceiling with picture rail, secondary double-glazed pretty lattice leaded window to front, radiator with casement cover.





Downstairs Cloakroom

White suite with modern fittings comprising w.c and corner shaped wash hand basin with splashback and mixer taps, automatic air ventilator and light, tongue and grove walls and ceiling.

Front Lounge

12' 4" x 12' (3.76m x 3.66m) Original parquet block flooring high coved ceiling with picture rail, two alcoves, stone fireplace with slate hearth and mantel place, radiator, four original lattice leaded sash cord windows to front fully secondary double glazed. Traditional style panel door with brass handles to entrance hall.

Dining Room

13' 5" x 12' 4" (4.09m x 3.76m) Original parquet block flooring, PVC double glazed unit with original sash cord windows with outlooks onto the long rear gardens backing onto woodland, high coved ceiling with picture rail, two alcoves, traditional style panel door to entrance hall.

Kitchen

17' 8" x 5' 9" (5.38m x 1.75m) Fitted along two sides with a range of panel fronted floor units with beech block worktops incorporating a stainless-steel sink with chrome mixer taps, integrated four ring gas hob, integrated grill and oven, integrated freezer, integrated fridge, space with plumbing for a washing machine, walls chiefly ceramic tiled, aluminum window with rear garden outlooks. Original tiled floor.



Outer Lobby

Approached via an internal door leading to a double-glazed outer door that opens onto a composite decked veranda patio, raised with outlooks across the rear gardens. Access from the lobby leads to...

Second W.C

Further w.c with window to rear.

First Floor Landing

Approached via a wide carpeted spindle balustrade returning staircase leading to a spindle balustrade main landing, high ceiling with picture rail, secondary double glazed lattice leaded window to side. Further lattice leaded sash cord window fully secondary double glazed with outlooks to front.

Master Bedroom One

12' 3" x 11' 11" (3.73m x 3.63m)

Three sash cord windows with leaded lattice fully secondary double glazed with outlooks onto the frontage road, high ceiling with picture rail, fitted alcove wardrobes and chest of drawers.

Bedroom Two

13' 4" x 9' 1" (4.06m x 2.77m) Approached via a traditional style panel door, high ceiling, radiator, sash cord window with pleasing outlooks across the long rear gardens and onto protected woodland. Full range of fitted alcove wardrobes and centre shelving.



Bedroom Three

9' 1" x 8' 1" (2.77m x 2.46m) Approached independently from the landing via a traditional style panel door leading to a third bedroom with an original sash cord window with a pleasing rear garden and woodland outlook, double radiator, high ceiling.

Bathroom

9' 1" x 5' 9" (2.77m x 1.75m) Comprising shaped panel bath with chrome handgrips and chrome mixer taps with chrome mixer shower fitment, walls ceramic tiled surround, white pedestal wash hand basin with taps and splashback, w.c, separate corner shaped shower with chrome shower fittings and clear glass sliding doors and screen, chrome vertical towel rail/radiator, two leaded lattice windows to side.

Second Floor Landing

Approached via a custom-made spindle balustrade carpeted single flight staircase that leads to a second-floor half landing and main landing with access to...

Bedroom Four

15' 5" x 15' (4.70m x 4.57m) Inset with two Velux double glazed windows one forming a fire exit, access to useful eaves roof space storage areas, exposed brick fire breasts, double radiator.



En Suite Shower Room

Suite comprising shower cubicle with shower unit, w.c, pedestal wash hand basin with ceramic tile splashback, Velux double glazed window.

Outside Entrance Drive

Wide private off street vehicle entrance drive providing parking for three cars leading to...

Garage

Semi-detached brick-built garage with pitched slate roof, modern up and over door, double French doors with side screen windows opening onto the rear gardens.



Rear Gardens

Rear gardens are approximately 100ft long as they extend into the woodland having had an additional section purchased, there is a boundary wall with a garden gate that leads into the second section of the rear garden, confirmation of the land registry plans can be made available. The rear gardens are tree lined and shrub filled enclosed by boundary walls with a central pathway and a pergola positioned behind the garage. A very woodland style garden with a delightful, protected woodland aspect. Storage room, integrated at basement level and approached independently from the back of the house via a timber door is a very useful storage area. There is also a garden gate that leads from the rear garden directly onto the main drive.

Front Garden

Level and chiefly paved, enclosed by low boundary walls with decorative railings on two sides, the front inset with an imposing front wall with stone spindles and inset with a garden gate.

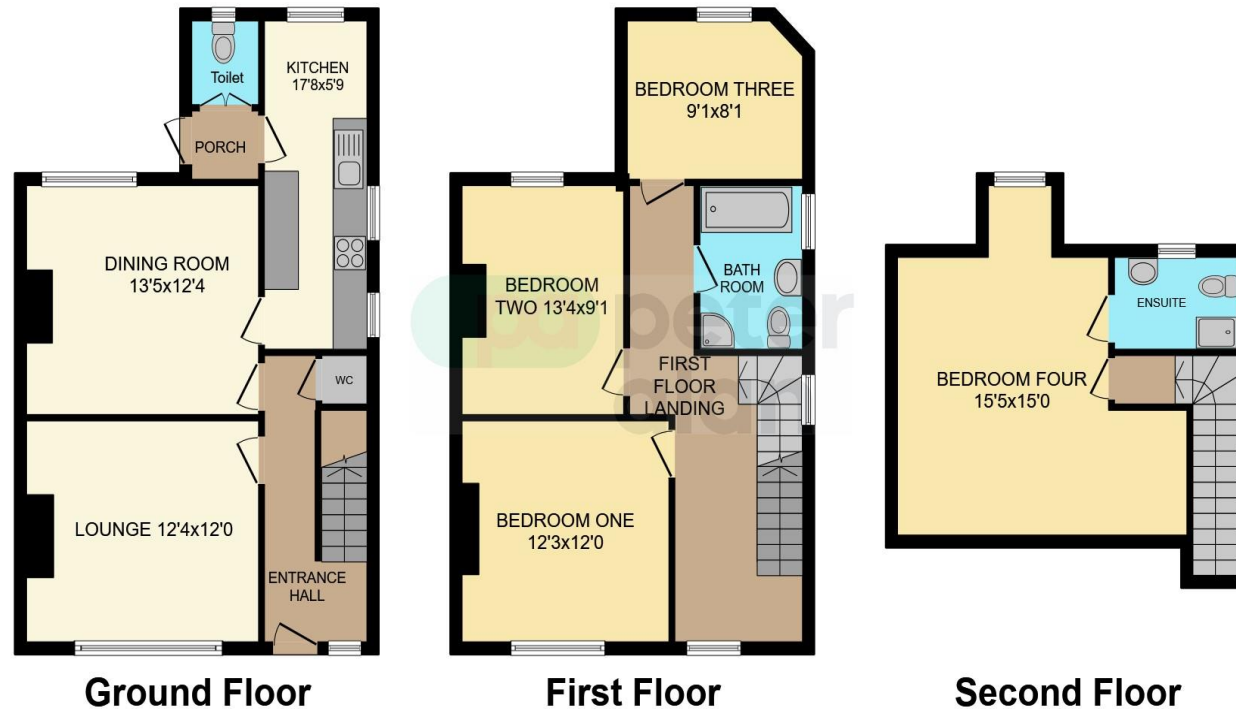






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