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4 Rowan Way, Lisvane, Cardiff, CF14 0TB.

£895,000



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A capacious detached double fronted modern six-bedroom residence, distinctive in appearance, built in 2005 to a high specification with elevations in facing brick, inset with white PVC double glazed windows, all beneath a deep roof of rosemary tiles.

This substantial home occupies a fine corner plot with very private and level gardens, low maintenance, the front inset with a wide four car block paved entrance drive, leading to a large integral double garage (18'5 x 15'9). Providing 4010 square feet this unique family home is available with no chain, just a short walk from Lisvane Primary School, whilst Lisvane Railway Station is within good access, as is Lisvane Village with the popular Griffin Inn, a character pub with a restaurant, and St Denys Parish Church.

The stunning accommodation includes gas heating with panel radiators, UNDERFLOOR WET SYSTEM THROUGHOUT EVERY FLOOR, an imposing entrance reception hall (20'8 x 21'5), with a solid oak spindle balustrade staircase, stylish chrome effect light switches and power points, a sophisticated intruder alarm, coved ceilings, oak traditional style panel internal doors with oak skirtings and door architraves, and luxury porcelain tiled floors.

The well planned and versatile living space would also be suitable for two generation living needs with a capacious lounge (26'7 x 14'0), a downs stairs cloak room, a formal dining room (13'2 x 11'6), a large family room (18'3 x 10'10), and a separate study-home office (13'9 x 8'6).

The open plan kitchen and breakfast room is a generous (21'10 x 13'5), complete with integrated appliances and a separate utility room. The first floor comprises five large double sized bedrooms and five bathrooms, four being ensuite, whilst the second floor comprises a very versatile sixth bedroom or cinema room (19'4 x 16'3), with its own separate shower room. This amazing room has proven perfect for sleep overs.

Every room within the accommodation has multi access a streamed system, providing multi-channel watching, and there is a surround sound system also fitted.

The master bedroom suite comprises a spacious double sized bedroom, an ensuite dressing room with four fitted wardrobes, and a large modern Roca bathroom with both panel bath and separate shower.

A truly superb family home providing exceptional living space in a highly sought after Lisvane Location. Must be seen!

Entrance Porch

Open fronted, block paved threshold.

Entrance Reception Hall

21' 5" Maximum x 20' 8" (6.53m Maximum x 6.30m) Approached via a contemporary part panelled oak entrance door inset with stunning stained glass leaded upper light windows with matching side screen windows opening into a large and imposing entrance reception hallway with porcelain tiled flooring with under floor heating, coved ceiling with surround sound speakers, and a wide carpeted solid oak returning spindle balustrade staircase with half landing and useful under stair storage cupboard. Multiple chrome power points and light switches. Internal courtesy door that opens into the double garage.





Downstairs Cloakroom

Stunning white suite (Roca) with porcelain tiled floor and walls comprising large, shaped wall mounted wash hand basin with chrome mixer taps and pop up waste, slim line w.c, chrome towel rail/vertical radiator, covered ceiling, pretty porthole window with PVC double glazed unit with stained glass leaded lights, solid oak traditional style panel door to entrance hall. Large built in full height double cloaks hanging cupboard.

Study/Home Office

13' 9" x 8' 6" Maximum (4.19m x 2.59m Maximum) Into an entrance recess, fully equipped with custom made desk/workstations with matching cabinets and eye level storage along two walls, white PVC double glazed window with a pleasing front garden outlook, coved ceiling, porcelain tiled flooring with under floor heating, chrome light switches and power points, approached via a traditional style solid oak panel door.

Lounge

26' 7" x 14' (8.10m x 4.27m) Approached from the entrance reception hall via double traditional style panel solid oak doors which open into a capacious principle lounge with stylish fireplace with living flame coal effect gas fire and marble hearth, porcelain tiled flooring with under floor heating, coved ceiling with surround sound speakers, PVC double glazed windows with outlooks across the frontage gardens, further white PVC double glazed French doors with matching side screen windows opening onto a block paved



sun terrace with views across the enclosed private rear gardens, multiple chrome light switches and power points.

Formal Dining Room

13' 2" x 11' 6" (4.01m x 3.51m) Also approached from the entrance hall via two double traditional style part panelled doors each inset with stylish leaded upper lights, porcelain tiled flooring with under floor heating, coved ceiling with surround sound speakers, multiple chrome power points and light switches, further white PVC double glazed French doors with matching side screen windows that open onto a block paved sun terrace overlooking the enclosed rear gardens.

Family Room

18' 3" x 10' 10" (5.56m x 3.30m) Approached independently from the entrance reception hall via a solid oak traditional style panel door, wood flooring with under floor heating, contemporary fireplace with living flame coal effect gas fire with marble surround and hearth, coved ceiling with surround sound speakers, white PVC double glazed French doors with side screen windows open onto and overlook the enclosed rear gardens, stylish multiple chrome power points and light switches, further oak traditional style panel door opening into the kitchen and breakfast room.

Kitchen And Breakfast Room

21' 10" x 13' 5" (6.65m x 4.09m) Approached independently via traditional solid oak style panel doors from both the entrance hall and the family room, leading to a spacious open plan social living space with extensive kitchen units in solid



oak with panel fronts along three sides beneath solid granite worktops, incorporating a stainless steel sink with mixer taps and drainer, freestanding Nexus SE range cooker which includes a five ring gas hob with wok burner, additional hob griddle, two separate grills and two separate fan assisted electric ovens, all beneath a wide rangemaster canopy style extractor hood. Walls are largely finished in ceramic tiles with a continuous granite splashback, whilst further appliances including integrated Zanussi coffee maker, an integrated Zanussi microwave, an integrated Bosch dishwasher, soft closing doors and drawers, corner retractable spice shelves, chrome finish light switches and power points throughout, ceramic tiled flooring with under floor heating, space for the housing of a dining table and chairs, coved ceiling with surround sound speakers, part panelled PVC double glazed outer door opening onto the rear gardens, further white PVC double glazed clear glass window with a pleasing rear garden outlook, stylish contemporary chrome vertical towel rail/radiator, space for the housing of an American style fridge freezer.

Utility Room

7' 1" x 7' (2.16m x 2.13m) Independently approached from the kitchen and breakfast room via a solid oak panel door traditional style, this utility room is fitted with matching panel fronted oak units to both floor and eye level along two sides with continuous granite worktops incorporating a stainless steel sink with chrome mixer taps and drainer, space with plumbing for a washing machine, space for the housing of a tumble dryer, matching tall storage unit, ceramic tiled



flooring, chrome vertical towel rail/radiator, PVC double glazed patterned glass window to side, air ventilator, coved ceiling.

First Floor Landing

Approached via a wide carpeted solid oak returning staircase with half landing leading to a gallery spindle balustrade landing with coved ceiling, PVC double glazed front window with outlooks onto Rowan Way, stylish chrome multiple power points and light switches.

Master Bedroom One

14' x 11' 10" (4.27m x 3.61m) Approached independently from the gallery landing via a traditional style solid oak panel door, this bedroom houses a super king and benefits oak flooring with under floor heating, clear glass PVC double glazed front window with outlooks onto Rowan Way, coved ceiling with surround sound speakers.

Dressing Room

14' x 7' 10" Maximum (4.27m x 2.39m Maximum) This en suite dressing room comprises four separate sets of full height wardrobes together with a dressing table with patterned glass PVC double glazed window, coved ceiling with three ceiling lights, oak flooring with under floor heating, hall leading to...



En Suite Bathroom

8' 7" x 6' 8" (2.62m x 2.03m) With porcelain tiled floor and walls, modern white suite (Roca) comprising large, oversized bath with chrome hand grips, chrome mixer taps, shaped pedestal wash hand basin with chrome mixer taps and pop up waste, slim line w.c, large separate fully tiled shower cubicle with chrome shower unit, clear glass shower door and clear glass shower screen. Air ventilator, coved ceiling with spotlights and surround sound speakers, vertical chrome towel rail/radiator, patterned glass PVC double glazed window to rear.

Bedroom Two

13' 3" x 11' 4" (4.04m x 3.45m) Independently approached from the gallery landing via a solid oak traditional style panel door leading to a double sized bedroom with a clear glass PVC double glazed window with a pleasing rear garden outlook, oak flooring with under floor heating, coved ceiling, range of fitted wardrobes and dressing table with side cabinets.

En Suite Shower Room

6' 8" x 4' 9" (2.03m x 1.45m) Modern Roca white suite with porcelain tiled walls and floor comprising triple length contemporary shower with chrome fittings and clear glass sliding door and screen, mounted shaped wash hand basin with mixer taps, pop up waste and a built out vanity unit, w.c with concealed cistern, fly shelf with spotlights, bathroom mirror, coved ceiling with spotlights, stylish chrome vertical towel rail/radiator, patterned glass PVC double glazed window to rear.



Bedroom Three 13' 2" x 11' 4" (4.01m x 3.45m) Independently approached from the landing via a traditional style solid oak panel door leading to a further double bedroom fitted with full height wardrobes with contemporary glass fronted doors, a dressing table/workstation with side cabinets, oak flooring with under floor heating, coved ceiling and a clear glass PVC double glazed window with a pleasing rear garden outlook.

En Suite Shower Room With walls ceramic tiled and floor, Roca white suite comprising corner shaped fully tiled shower cubicle with chrome fittings and clear glass sliding doors and screen, shaped mounted wash hand basin with chrome mixer taps, pop up waste and a built out vanity unit with a wall mirror over and fly shelf with spotlights, slim line w.c, chrome vertical towel rail/radiator, PVC patterned glass double glazed window to rear, air ventilator, coved ceiling with spotlights.

Bedroom Four 18' 8" x 11' 8" (5.69m x 3.56m) Independently approached from the landing via a traditional style solid oak panel door leading to a large double sized bedroom with fitted workstation/dressing table with side cabinets, clear glass PVC double glazed window with an elevated outlook onto Rowan Way, useful eaves storage cupboard, wood flooring with under floor heating, coved ceiling, further contemporary full height fitted wardrobes.

En Suite Shower Room With ceramic tiled floor and walls, Roca white suite comprising large ceramic tiled shower cubicle with chrome shower unit, clear glass shower door and screen, slim line w.c, chrome vertical towel rail/radiator, large, shaped wash hand basin with chrome mixer taps, pop up waste and a built-out vanity unit with a bathroom mirror over and a fly shelf with spotlights. Air ventilator, coved ceiling with spotlights, patterned glass PVC double glazed window to side.

Bedroom Five 14' 8" x 12' 8" (4.47m x 3.86m) Independently approached from the landing via a solid oak traditional style panel door leading to a further double sized bedroom also equipped with a work station/dressing table with side cabinets, a clear glass PVC double glazed window with an elevated outlook onto Rowan Way, useful eaves roof space storage, further range of contemporary full height wardrobes together with matching cabinets and drawers, wood flooring with under floor heating, coved ceiling.

Family Bathroom 9' 2" x 6' 10" (2.79m x 2.08m) Approached independently from the landing via a solid oak traditional style panel door leading to a luxurious white Roca bathroom suite with porcelain tiled walls and tiled flooring, comprising large shaped Jacuzzi bath with chrome mixer taps, slim line w.c, large shaped pedestal wash hand basin with chrome mixer taps and pop up waste, separate large ceramic tiled shower cubicle with chrome fittings and clear glass shower door, vertical chrome towel rail/radiator, coved ceiling with spotlights and surround sound speakers, PVC double glazed patterned glass window to rear.

Second Floor Landing Approached via a wide carpeted single flight spindle balustrade staircase leading to a second-floor landing with coved ceiling, chrome light switch and Velux double glazed window.

Bedroom Six 19' 4" x 16' 3" (5.89m x 4.95m) Approached independently via a solid oak traditional style panel door leading to an exceptionally versatile self-contained second floor bedroom having been used as a playroom, a cinema room and a sleepover room over the years, equipped with three Velux double glazed windows, ceiling with spotlights with surround sound speakers, and under floor heating. Traditional style solid oak panel door within this bedroom leads to the airing cupboard room which is 12 6 x 4 6 this room houses the Baxi wall mounted central heating boiler together with a large unvented full size hot water cylinder. There is hanging space for drying and a further solid oak panel door leads to...

Roof Space Storage

19' 4" x 14' (5.89m x 4.27m) Fully floored and equipped with lighting and a Velux double glazed window providing a very easy and comfortable walk in roof space storage area.

Shower Room Independently approached from the second-floor landing via a solid oak traditional style panel door leading to a fully tiled floor and wall shower room with a white Roca suite comprising large shower cubicle with chrome fittings and clear glass shower door, shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, w.c, Velux double glazed window, ceiling with spotlights, chrome vertical towel rail/radiator.

Outside Front Entrance Drive The property is approached via a large block paved double width private off street vehicle entrance drive with a wide entrance with two brick pillars leading to the integral double garage.





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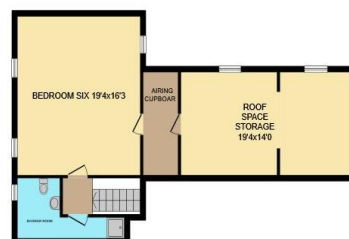
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Ground Floor



First Floor



Second Floor

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