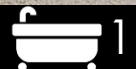

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1 Solva Avenue, Llanishen, Cardiff, CF14 0NP.

£425,000

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A traditional three-bedroom semi-detached house, built circa 1950, the front inset with a two-storey splayed bay, external elevations finished chiefly in render with a facing brick plinth, all beneath an interlocking tiled roof.

This well-designed home, occupies a delightful position, fronting a quiet and private residential road, away from busy passing traffic, yet well placed for access to Llanishen Village and Llanishen Railway Station. Available with no chain, the property benefits a long private entrance drive, a large double length garage, and a very impressive level rear garden, large and lovely, ideal for a growing family.

The property also includes replacement double glazed windows, gas heating with panel radiators, charming wood block floors, a stylish modern fitted kitchen, a downstairs cloak room with wc, and a fully equipped first floor family bathroom comprising bathroom suite comprising panel bath with chrome hand grips, chrome mixer taps and chrome pop-up waste, a shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, a slim line W.C., and a separate shower cubicle with Mira shower unit.

There are two separate ground floor reception rooms, the front lounge inset with a contemporary fireplace, whilst the rear dining room includes double glazed sliding patio doors that open on to a paved sun terrace.

A super home available with immediate possession. Must be seen!

This traditional property was built circa 1945, and is in a cul de sac road, Approached from Usk Road, and just a short walk from Historic Llanishen Village and Llanishen Reservoir. Also, within a short walk is Llanishen Railway Station, providing fast and economic travel to Cardiff Queen Street and Cardiff Central. Within a short distance is Christ the King primary school located off Everest Avenue, and a little further is Llanishen High School located off Heol Hir. Close by is a very popular Welsh Medium School, Ysgol y wen, where many local children attend.

Also close by and well accessible is the historic village of Llanishen with its extensive local amenities including a Parson's bakery, a Post Office, a Co-Op supermarket, a Natwest bank, a Barclays bank, a florist, a cafe, a card shop, a barbers, two chic hairdressing salons, a McColl's general store serving everyday needs and a Fintans fish and chip takeaway and restaurant.

Within the village is the historic Anglican St Isan Church in Wales, whilst concealed behind St Isan church is a local public car park and a local hub with combined library, police station and Citizens Advice Bureau. Within the immediate location there is also Llanishen Leisure Centre, and there are many public houses and restaurants including The Church Inn, The Griffin in Lisvane, whilst a little further there is The Cottage Inn and restaurant, Cefn Onn Country Park, a Miller and Carter together with the newly refurbished Pendragon local pub and restaurant as well as The New House Inn Hotel and restaurant.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





Entrance Porch

7' 1" x 3' 3" (2.16m x 0.99m) Constructed with PVC panelling surmounted by PVC double glazed obscure glass windows with opening upper lights and approached from the entrance drive via a part panelled PVC obscure glass front entrance door.

Entrance Hall

Approached via an aluminium obscure glass front entrance door with side screen window leading to a main hall with radiator, spindle balustrade single flight carpeted staircase with useful under stair storage cupboard, original wood block flooring, replacement aluminium double glazed obscure glass window with wooden sill and surround to side.

Front Lounge

13' 8" x 13' (4.17m x 3.96m) A charming room inset with a wide splayed bay with aluminium double glazed windows with outlooks on to the quiet frontage road, contemporary fireplace in stone with matching hearth and surround inset with a living flame coal effect gas fire, high coved ceiling, radiator, approached from the hall via a traditional white panel door with Regency handle, original wood block flooring beneath the carpet.



Dining Room

11' 10" x 11' 9" (3.61m x 3.58m) Approached independently from the entrance hall via a white traditional style panel door with Regency handle leading to a separate dining room with double glazed sliding patio doors that open on to a paved sun terrace with a large and lovely well established neat enclosed rear gardens beyond. Two alcoves, high coved ceiling, large radiator, original wood block flooring beneath the fitted carpet.

Kitchen

15' 5" x 7' 8" (4.70m x 2.34m) Well fitted along two sides with a modern range of panel fronted floor and eye level units with slim line handles and round nosed oak topped work surfaces incorporating a stainless-steel sink with chrome mixer taps and drainer, integrated Bosch four ring stainless steel gas hob with a stainless-steel splashback and a stainless-steel canopy style extractor hood. Integrated New World fan assisted electric oven with separate grill, space with plumbing for a washing machine, space for the housing of a tumble dryer, space for the housing of a fridge, space for the housing of a freezer, eye level unit concealing and housing a Worcester gas boiler. Tiled flooring throughout, soft closing doors and drawers, peninsula breakfast bar, radiator, two aluminium double-glazed windows with a side drive aspect, further aluminium double-glazed window with a rear garden sun terrace aspect, sliding panel door leading to outer porch with access on to the rear gardens via a part panelled white PVC double glazed outer door and access to....



Downstairs Cloakroom

White suite with W.C., tiled flooring, double glazed obscure glass aluminium window to rear. Electric wall mounted modern meters and modern gas meters.

First Floor Landing

Approached via a single flight carpeted spindle balustrade staircase leading to a half landing and a main landing, charming, coloured glass leaded PVC double glazed window to side, large full size double length access to the roof space via a drop-down ladder.

Bedroom One

14' x 11' 8" (4.27m x 3.56m) A charming master bedroom inset with a wide splayed bay with replacement aluminium double-glazed windows with outlook on to the quiet frontage close, high coved ceiling, radiator, approached from the landing via a white traditional style panel door with Regency handle.

Bedroom Two

11' 9" x 11' 8" (3.58m x 3.56m) Approached independently from the landing via a white traditional style panel door with Regency handle leading to a double size bedroom with a full range of floor to ceiling height wardrobes along one wall with white panel doors with chrome handles and multiple internal storage shelves and deep hanging space. Coved ceiling, radiator, PVC replacement double glazed window with outlooks across the large and lovely rear gardens.



Bedroom Three

8' x 7' 5" (2.44m x 2.26m) Approached independently from the landing via a white traditional style panel door with Regency handle leading to a good size third bedroom with high coved ceiling, radiator and a double-glazed window with opening upper light and outlooks on to the quiet frontage close.

Family Bathroom

7' 4" x 6' 9" (2.24m x 2.06m) Approached independently from the landing via a white traditional style panel door with Regency handle leading to a bathroom suite comprising panel bath with chrome hand grips, chrome mixer taps and chrome pop-up waste, shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., separate shower cubicle with Mira shower unit approached via a glass shower panel door. Aluminium double-glazed obscure glass window to side, radiator.

Outside Front Garden

Neatly laid to lawn shaped with pretty borders along three sides behind a brick built front boundary wall.



Entrance Drive

Private block paved off street vehicular entrance drive approached via a dropped kerb with two brick pillars and continuing to the side of the property leading on to a large double length garage.

Garage

Double length garage with up and over door, electric power and lighting, two windows and approached from the gardens via a PVC courtesy door.

Rear Garden

Large and lovely rear garden level and chiefly laid to lawn beyond a private paved sun terrace, fully enclosed partly with renewed fencing 6 ft high along three sides to afford privacy and security. The rear garden also includes edged borders of shrubs and plants together with two further patio areas to the rear and a line of garden trees on one side.







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