



 5  3  5

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

£925,000

 **peter
alan**

02920 618552
llanishen@peteralan.co.uk



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 1988 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, with elegant relief's in Tudor wood panelling 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 2673 square feet of overall space, a former show home, with designer gardens that surround the property, afforded both privacy and security by natural brick built high boundary walls. The versatile and well-designed living space includes five reception rooms, five bedrooms and three bathrooms, two being ensuite.

The property also includes replacement hardwood effect double glazed windows (circa 2015), gas heating with panel radiators, and a modern 3-year-old Vaillant gas boiler fully serviced and covered under a British Gas contract that also covers the electrics, the drainage and the integrated appliances. The gas boiler is still under a five-year warranty, and further improvements include modern cavity wall insulation, fitted under the government backed scheme, a sophisticated intruder alarm, also serviced and covered under an annual contract. Circa 2017 a new kitchen was installed, with integrated appliances and Quartz granite work surfaces, whilst circa 2016 a new ensuite shower was installed to guest bedroom two, and stylish modern fitted contemporary wardrobes.

The master bedroom includes a walk-through wardrobe space leading to a full-size ensuite bathroom, whilst a further family bathroom adequately serves the remaining three bedrooms.

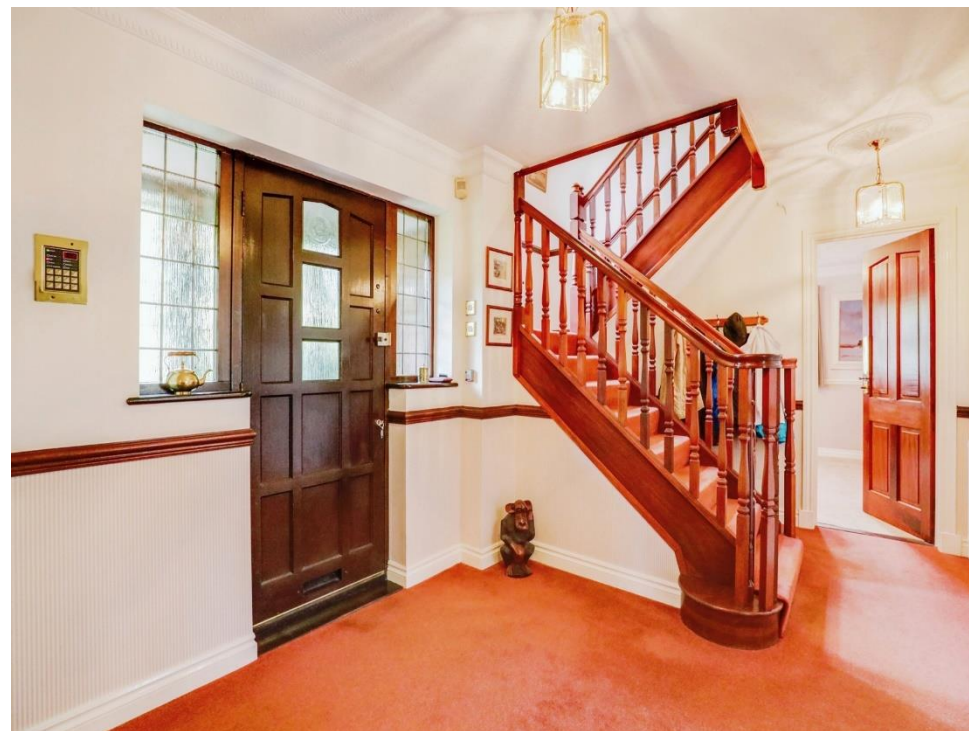
Outside a private double width entrance drive leads to a large double garage, also alarmed, equipped with power and light and a large useful storage space, approached by an electric fob operated double entrance door, with external French drains and ample security lights plus an elegant Victorian style lantern streetlight.

The surrounding level gardens are landscaped and manicured with large areas of lawn, a wide sun trap patio terrace, plus additional side gardens, screened by mature hedges and garden trees, providing wonderful privacy. A very imposing modern residence, forming part of the prestigious close, originally names Mount St Denys. Must be seen!

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 and both the Griffin In and the Cottage Inn. in the village of Lisvane is also 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 in the heart of Lisvane, sandwiched between Heol Cefn Onn (the main entrance), Clos Llysfaen, Ivydale, Ridgeway and Millrace Close, with entrances in each. Also close by is the 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,

Entrance Porch

Enclosed entrance porch approached via a hardwood effect PVC double glazed leaded front entrance door with pretty side screen windows leading into a front porch with block paved threshold.

Entrance Reception Hall

15' 7" x 9' (4.75m x 2.74m) Approached via a solid panelled hardwood characteristic entrance door inset with sealed double glazed upper light windows, hardwood sealed double glazed leaded obscure glass side screen windows, opening in to a central entrance hall with ornate coved ceiling and ceiling rose, dado rail, radiator, useful under stair storage space with wall hanging space, wide carpeted hardwood spindle balustrade returning staircase with half landing leading to the first floor.

Downstairs Cloakroom

Ceramic tiled walls, suite comprising W.C. and pedestal wash hand basin, obscure glass replacement hardwood effect PVC double glazed leaded window to front, approached from the entrance hall via a hardwood panelled door with Regency handle.

Study / Home Office 11' 2" x 9' 9" (3.40m x 2.97m) Approached independently from the entrance hall via a hardwood panelled door with Regency handle leading in to a very useful and versatile



study/home office, inset with two hardwood effect PVC replacement double glazed windows each with pretty leaded lights and each overlooking the mature and private front and side gardens, useful corner cupboard ideal for cloaks hanging space and storage above approached via a matching hardwood door with Regency handle, radiator, ornate coved ceiling and ceiling rose.

Formal Dining Room

14' 6" x 10' 9" (4.42m x 3.28m) Independently approached from the entrance hall via a hardwood panelled door with Regency handle leading to a formal dining room with ornate coved ceiling and ceiling rose, dado rail, Adam style fireplace with marble hearth and surround, radiator, PVC replacement hardwood effect double glazed window with leaded lights and outlooks on to the private mature front gardens, further matching replacement PVC double glazed hardwood effect window with leaded lights overlooking the private front drive. Serving hatch to kitchen.

Lounge

19' 4" x 12' 7" (5.89m x 3.84m) Independently approached from the entrance hall via a hardwood panelled door with Regency handle. Impressive contemporary solid stone fireplace with hearth inset with a living flame coal effect gas fire, ornate coved ceiling with ceiling rose, double and single radiators, two replacement PVC double glazed hardwood effect leaded windows with outlooks on to the mature and private side gardens, sealed double glazed French doors with leaded lights and matching side screen windows opening in to....



Sun Lounge Conservatory

21' 9" x 12' 8" (6.63m x 3.86m) narrowing to 10 ft. A very impressive well designed and well-constructed Anglian sun lounge conservatory, built with cavity brick plinth outer walls, surmounted with hardwood effect PVC double glazed windows each with leaded upper lights, equipped with two sets of double hardwood effect double glazed French doors that open on to the rear gardens, all beneath a sealed double glazed clear glass roof. This impressive conservatory provides a panoramic view of the gardens and is equipped with roller blinds and electric ceiling lights and power points.

Breakfast Room

10' 7" x 8' 2" (3.23m x 2.49m) Independently approached from the entrance hall via a hardwood traditional panelled door with Regency handle leading to a versatile breakfast room, also inset with a sealed double glazed leaded French door with side screen windows that opens directly into the sun lounge conservatory.

Kitchen

11' 9" x 10' 7" (3.58m x 3.23m) Well fitted along four sides with an extensive range of both floor and eye level units with characteristic handles and solid quartz granite worktops, incorporating a ceramic sink with gold effect mixer taps with china handles, vegetable cleaner and drainer, integrated Cata five ring gas hob including wok burner in black beneath a canopy style extractor hood, integrated Bosch microwave, integrated Bosch fan assisted electric oven and integrated Bosch grill. Integrated fridge freezer, integrated Teknik dishwasher, deep pan drawers, low level units with retractable shelving, corner carousel units, walls partly ceramic tiled, matching



glass fronted eye level cabinets, under unit lighting, integrated wine rack, tiled flooring throughout, serving hatch to dining room, hardwood effect replacement PVC double glazed window with leaded lights with a charming outlook on to the mature and well-manicured rear gardens. Hardwood traditional style panelled door with Regency handle leading to....

Utility Room

10' 7" x 5' 8" (3.23m x 1.73m) Fitted along three sides with light oak panel fronted floor and eye level units beneath round nosed laminate patterned 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, continuous ceramic tiled floor, part ceramic tiled walls, wall mounted Vailant gas central heating boiler, hardwood effect PVC double glazed replacement window with leaded lights with a pleasing rear garden outlook. Part panelled double glazed leaded outer door leading to.....

Garden Room

18' 5" x 5' 5" maximum (5.61m x 1.65m maximum) Constructed in brick providing a very useful space linking the utility room and the originally detached double garage, inset to the front with a panelled entrance door providing access to the drive, and inset to the rear with a part panelled double glazed outer door with side screen window that opens on to the sun terrace with a lovely view of the rear gardens. Electric light, internal door leading to....



First Floor Landing

Approached via a wide carpeted spindle balustrade returning staircase leading to a spindle balustrade landing, with a charming view of the front window which is 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 historic. Dado rail, coving, radiator, built-in full height airing cupboard housing a large factory insulated copper hot water cylinder. There is access to the roof space via a drop-down timber ladder which leads to an enormous roof space which is a huge open void inset with exposed timbers, fully floored and equipped to the front with a window. This roof space could be used purely for storage but provides immense potential to be converted if required to 2-3 extra rooms being a very large open space.

Master Bedroom One 14' 6" x 10' 9" (4.42m x 3.28m)

Approached from the landing via a hardwood traditional style panel door with Regency handle leading to a double size master bedroom inset with two hardwood effect replacement PVC double glazed leaded windows each with outlooks across the frontage gardens and drive, radiator, coved ceiling, fully fitted Christie's style wardrobes with centre dressing table and cabinets.

Ensuite Bathroom Walls and floor ceramic tiled, Sanitan white suite comprising panel bath with gold effect mixer shower fitment, gold taps, glass shower screen, wash hand basin with china handle taps, bidet with mixer taps and pop-up waste, shaped wash hand basin with a built-out vanity unit, gold towel rail/radiator, shaver point, bathroom light, air ventilator, PVC replacement hardwood effect double glazed leaded window with obscure glass to rear



Walk Through Wardrobe 4' x 8' 8" (1.22m x 2.64m) This useful space is equipped with two Christies style wardrobes with mirrored doors and hanging space inside.

Bedroom Two 12' 5" x 10' 9" (3.78m x 3.28m) A guest bedroom approached independently from the landing via a hardwood traditional style panelled door with Regency handle leading to an entrance recess space providing an additional 3' 9" depth x 2' 9" width. This further double size bedroom is equipped with modern fully fitted wardrobes contemporary in style and inset with a dressing table and mirror with matching drawers. Hardwood effect PVC double glazed replacement window with leaded lights and outlooks on to the rear gardens, coved ceiling, radiator.

Ensuite Shower Room Remodelled modern white suite with Roca fittings and ceramic tiled walls and floor comprising large double size contemporary shower with chrome shower fitment and clear glass door and screen, slimline W.C., shaped wash hand basin with chrome mixer taps and pop-up waste and a built-out vanity unit, fly shelf with spotlights and bathroom mirror, chrome towel rail/radiator, replacement hardwood effect PVC double glazed leaded obscure glass window to side, air ventilator. This shower room is approached from the guest bedroom two via a hardwood traditional style panelled door with Regency handle.

Bedroom Three 11' 2" x 10' 2" (3.40m x 3.10m) Approached independently from the landing via a hardwood traditional style panelled door with Regency handle leading to a further double size bedroom, inset with two PVC replacement hardwood effect double glazed windows each with leaded lights one with an outlook on to the mature side gardens and a second with a view on to the beautifully manicured and private front gardens. Coved ceiling, useful additional built-in linen cupboard with multiple shelves.

Bedroom Four 10' 7" x 10' (3.23m x 3.05m) Approached independently from the landing via a hardwood traditional style panelled door with Regency handle leading to a further double size bedroom equipped with Christies fitted wardrobes along one side, replacement PVC hardwood effect double glazed window with leaded lights and outlooks on to the rear garden, coving, radiator.

Bedroom Five 10' 8" x 6' 9" (3.25m x 2.06m) Approached independently from the first-floor landing via a hardwood traditional style panelled door with Regency handle leading to the fifth bedroom which is equipped with further Christie's style wardrobes, hardwood effect replacement PVC double glazed leaded window with a rear garden outlook, coved ceiling, radiator.

Family Bathroom Walls ceramic tiled, suite comprising shaped panel bath with gold effect fittings including hand grips, mixer taps and pop-up waste, waterfall thermostatic shower with shower fittings and glass shower screen, mounted shaped wash hand basin (Sottini) with matching mixer taps and pop-up waste, W.C. with concealed cistern, vertical towel rail/radiator, eye level bathroom cabinets with mirror and fly shelf with spotlights, replacement hardwood effect PVC double glazed window with obscure glass and leaded lights to front. This room is also approached from the landing via a hardwood traditional style panelled door with Regency handle.

Outside Front Garden Being a former show home 1 The Mount stands in a large corner plot with truly stunning fully private and landscaped well-tended and manicured surrounding gardens, the front garden comprises of two lawns divided by a wide block paved entrance path with garden gates surmounted on to two brick pillars, the pathway continues to both the drive and the side gardens, and the main garden to the front itself is edged with borders of maturing shrubs and plants enclosed by brick built boundary walls surmounted by decorative railings affording maximum privacy and security. There is an ornamental outside light to the front porch.

Private Entrance Drive Double width private off street vehicular entrance drive leading to the double garage, equipped with an electric ornamental Victoriana style lantern light, shrub borders and a wrought iron garden gate provides access to the further side garden with 6 ft high retaining walls to afford privacy and security. Outside the garage there are further ornamental wall lights and a sensor-controlled floodlight.

Double Garage 21' 6" x 17' (6.55m x 5.18m) Approached via an electronically controlled fob operated double up and over door leading to a substantial double garage with a very useful open roof space storage area, the garage is equipped with multiple power points and electric lighting, fully alarmed, and inset with two further pretty leaded windows with outlooks on to the rear gardens.

Side Garden To the right-hand side of the property is a wide side garden with a continuous block paved entrance path, a lawn and very private well stocked shrub borders behind a 6 ft high brick built retaining wall to afford privacy and security. A wrought iron decorative garden gate provides access to the rear gardens.

Rear Garden The rear gardens being a further show home have been designed and completed with extensive shrub borders to afford maximum privacy and security, beyond two level main lawns. The entire rear garden has a combination of brick-built boundary walls and high timber fencing to afford further privacy and security and is edged with mature shrubs and flowering plants and hedgerow. Approached from the conservatory is a private paved sun terrace which extends around the house and in to the second side garden area where there is a useful garden shed for storage. There are outside wall lights and a water tap. Quite delightful.





02920 618552

llanishen@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.

