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4 Crofta, Lisvane, Cardiff, CF14 4EW.

Offers over £750,000.







A large greatly extended four double bedroom capacious gable fronted detached family house, built in 1979 by Messrs Maidsfield Properties Limited, a private local Cardiff developer, with cavity elevations in facing brick, with relief's of facing stone, all beneath a pitched tiled roof covering. This unique property provides 2410 square feet with many substantial improvements including a super-sized open plan fully fitted kitchen and dining room, (29'3 x 11'0), installed in 2025, together with a very large open plan sitting room and family room, (26'6 x 10'4).

Tucked away in the corner of a very quiet and private residential close, away from busy passing traffic, this large and impressive home provides bright and versatile living space with the special benefits of Lisvane Primary School Catchment, and Cardiff High School Catchment. The property also benefits white replacement PVC double glazed windows and outer doors circa 2015, and gas heating with panel radiators new combi boiler circa 2021. The generous living space also comprises a spacious lounge (21'9 x 11'3), a well-designed entrance hall, a downstairs cloak room and a separate utility room.

The super-sized first floor comprise a bright spacious main landing, four large bedrooms, the master being a stunning (27'0 x 11'3), and bedroom three being a generous (21'9 x 10'1). There are also two modern white first floor bathrooms, one being ensuite. Outside the outdoor space comprises a very private front garden which has been landscaped and provides a delightful, secluded sun terrace with a large pergola, whilst the rear gardens are chiefly laid to lawn, totally enclosed for privacy, and are also inset with a paved sun terrace approached from the conservatory.

A private off street vehicular entrance drive with parking for 2-3 vehicles leading to a large, attached garage (16'9 x 15'0). A very large and well-maintained family home fronting a select and quiet private residential close, just off Lisvane Road, and within a few minute's walk to both Llanishen Railway Station and Llanishen/Lisvane newly opened Reservoirs and Parkland. Must be seen!

### Ground Floor Entrance Porch

15' 1" x 6' 8" (4.60m x 2.03m) Approached via a PVC part panelled double glazed front entrance door with matching side screen windows leading into a side porch with tiled floor.

### Entrance Hall

15' 1" x 6' 8" (4.60m x 2.03m) Approached via a white PVC obscure glass double glazed entrance door with matching side screen window leading into a spacious main hall with newly carpeted flooring and wide newly carpeted single flight staircase leading to the first-floor landing, high coved ceiling, radiator, useful under stair cloaks hanging cupboard.

### Downstairs Cloakroom

Modern white suite with tiled floor and walls comprising slim line W.C., mounted wash hand basin with chrome mixer taps and pop-up waste, stylish chrome vertical towel rail/radiator, ceiling with spotlights, obscure glass PVC double glazed window to side.

### Front Lounge

21' 9" x 11' 3" (6.63m x 3.43m)

Independently approached from the entrance hall via a white part glass panel door leading to a sizeable main reception room, inset with PVC double glazed sliding patio doors that open on to a very private and secluded level enclosed rear garden, further PVC double glazed window with a rear garden outlook, two radiators, high coved ceiling.





### Kitchen & Dining Room

29' 3" x 11' ( 8.92m x 3.35m ) Well fitted along three sides with an extensive range of modern floor and eye level units in high gloss light grey with stylish worktops incorporating a sink unit with powerjet mixer taps, vegetable cleaner and drainer, electric range cooker with electric hob and built-in integrated ovens and grill, stylish canopy style extractor hood, walls partly ceramic tiled, integrated larder fridge, integrated Electri Q dishwasher, ceramic tiled flooring throughout, soft closing doors and drawers, deep pan drawers, white PVC double glazed window with tiled sill overlooking a sizeable main garden, coved ceiling with spotlights, large dining area with ample space for a large dining table and eight chairs, continuous ceramic tiled flooring, further high coved ceiling with spotlights, double radiator, obscure glass PVC double glazed sliding patio doors opening on to the side garden.

### Utility Room

6' 9" x 4' 10" (2.06m x 1.47m) With matching floor and eye level units and work surfaces, stainless steel sink with mixer taps and drainer, space for the housing of a washing machine, space for the housing of a tumble dryer, continuous tiled floor, part ceramic tiled walls, obscure glass PVC double glazed window to side.



### Sitting Room & Family Room

26' 6" x 10' 4" (8.08m x 3.15m) Independently approached from both the entrance hall and the kitchen via part glass panel doors leading to a very versatile family space with patio double glazed doors that open on to the sizeable main rear garden with private outlooks, high coved ceilings, two double radiators. This room is separated via a square opening, and there is an internal courtesy door that provides access to the double garage, and a further door that leads to....

### Conservatory

10' x 9' 1" (3.05m x 2.77m) Constructed with a cavity brick plinth outer wall surmounted by white PVC double glazed windows, inset with a French door that opens on to the main garden, all beneath a polycarbonate roof. Double radiator.

### First Floor Landing

Approached via a single flight newly carpeted staircase leading to a large main landing equipped with a radiator, coved ceiling, obscure glass PVC double glazed window with a side aspect, and a built-in linen cupboard.

### Master Bedroom One

27' x 11' 1" (8.23m x 3.38m) A fabulous space with internal archway, providing ample space for the housing of a super king bed together with ample space for a dressing room area, equipped with two PVC double glazed windows - one with a pleasing outlook on to the main rear garden, and the second set with obscure glass and a side aspect, fitted wardrobes, two double radiators.



### Guest Bedroom Two

12' 7" x 10' 7" (3.84m x 3.23m) Independently approached from the landing via a white traditional style panel door, inset with a clear glass PVC double glazed window with outlooks on to the quiet frontage close, radiator, high coved ceiling. Full range of 2 ft deep full height built-in wardrobes along one wall.

### Ensuite Bathroom

Modern white suite with ceramic tiled walls and floor, comprising shower bath with chrome mixer taps, and further chrome shower fitment with waterfall fitment, separate hand fitment and a shaped glass shower panel, large, shaped pedestal wash hand basin with mixer taps, W.C., obscure glass PVC double glazed window to side, stylish chrome vertical towel rail/radiator, high ceiling with spotlights and ventilator.

### Bedroom Three

21' 9" x 10' 1" (6.63m x 3.07m) A further large double size bedroom independently approached from the first-floor landing via a white traditional style panel door. This room is larger due to the extension with an archway opening in the middle, equipped with 2 ft deep built-in wardrobes, two double radiators, and two further PVC double glazed windows with rear garden outlooks.





### Bedroom Four

11' 2" x 9' (3.40m x 2.74m) Independently approached from the landing via a white traditional style panel door a very large and generous fourth bedroom inset with a white PVC double glazed window with a pleasing outlook across the pergola gardens and on to the quiet frontage close, radiator, high coved ceiling.

### Family Bathroom

Modern white suite with walls and floor ceramic tiled comprising shaped shower bath, with chrome mixer taps, chrome shower unit with waterfall fitment and separate hand fitment, shaped shower screen, W.C. with concealed cistern, mounted wash hand basin with a built out vanity unit, chrome mixer taps, obscure glass PVC double glazed window to side, high ceiling with spotlights and air ventilator, stylish chrome vertical towel rail/radiator, approached independently from the landing via a white traditional style panel door.

### Outside Main Garden

The main garden which is approached from both the conservatory and the sitting room and family room is totally private and level, chiefly laid to lawn beyond a paved sun terrace, all enclosed for privacy and security by a combination of timber panel fencing and high conifer trees providing a natural screen of privacy.



### Front Garden

The front garden also enjoys considerable privacy, providing another very useable space, designed with a large pergola and enclosed by timber fencing partly lined by climbing ivy, totally paved and maintenance free.

### Side Garden

There is access from the front and rear via a very wide side garden also approached independently from the kitchen.

### Entrance Drive

Private off street vehicular entrance drive with parking for 2-3 vehicles leading to.....

### Double Garage

16' 9" x 15' (5.11m x 4.57m)

Attached double garage with electric roller door, electric power and light, internal courtesy door directly accessing the sitting room and family room.













02920 618552

llanishen@peteralan.co.uk



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