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36 Clos Llysfaen, Lisvane, Cardiff, CF14 0UP.

£585,000

 **peter  
alan**

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A stylish modern gable fronted four-bedroom house, built in 2003 by Messrs Bryant Homes, a highly acclaimed national property developer, completed with a 10-year N H B C guarantee, and occupying a super position fronting a select and private residential close, comprising detached dwelling homes. Clos Llysfaen is a delightful cul de sac located off Cherry Orchard Road, just a few minutes' walk from Lisvane Railway Station, providing fast and economic travel to Cardiff Central and Cardiff Queen Street.

Also within a few minutes' walk is the popular Old Cottage Inn public house and restaurant, and the charming Cefn Onn Country Park. This impressive double fronted property benefits white PVC double glazed windows, gas heating with panel radiators, and white traditional style panel internal doors.

The property also benefits a NEWLY INSTALLED GAS BOILER. The well designed and versatile living space comprises an entrance porch, an entrance hall, a downstairs cloak room, a 14 FT lounge, a separate formal dining room, a stylish fully fitted modern fitted kitchen breakfast room with space for a table and chairs, together with integrated appliances and a utility room.

The first floor comprises four bedrooms, three with fitted wardrobes, and two bathrooms, one being ensuite to the master bedroom. This bright and spacious modern home is located fronting the close with trees opposite, a two-car private entrance drive, a substantial garage, and a stunning sunny level fully enclosed rear garden with manicured lawns, and a sun patio.

### Location And Amenities

The property is located only a short distance from Coed-y-Felin which 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.

The property is well placed with good access to the highly regarded Lisvane Primary School, and the very popular Thornhill Primary School, whilst within Lisvane there are Treetops Play Group and Lisvane Nursery. Lisvane is one of the most desirable areas of North Cardiff. Facilities include a Pharmacy, a local village Shop, hairdressers, a community cabin library, a park, and ride, a Generation Dyslexia School, a parish church, a scout hall and a community/village hall. Lisvane cricket club is based at Polymath in nearby St Melons. 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. Within a short distance is a local Sainsbury Super Store with petrol station, Doctors surgery and a Pharmacy. Within easy driving distance are three shopping centres including Thornhill Crossroads, Rhiwbina Garden Village and Llanishen Village.

Also within the vicinity is a newly opened Miller & Carter Steak House, The Pendragon Public House and Restaurant, the New House Hotel and the Manor Park Hotel and restaurant. The nearest secondary school is Llanishen High School. Welsh medium education is provided most locally at Ysgol Y Wern in nearby Llanishen and Ysgol Gyfun Gymraeg Glantaf in Llandaff North.

Ground Floor Entrance Porch  
Pillared porchway, open fronted with outside light and quarry tiled threshold.





### Entrance Hall

Approached via a part panelled double glazed front entrance door inset with coloured leaded glass upper light window opening in to a central hallway with engineered oak flooring, wide carpeted returning spindle balustrade staircase leading to a large main landing, useful under stair storage cupboard, double radiator, coved ceiling.

### Downstairs Cloakroom

Modern white suite comprising slimline W.C., pedestal wash hand basin, engineered oak flooring, radiator, obscure glass PVC double glazed window to front.

### Lounge

14' x 13' 2" (4.27m x 4.01m) A charming principal reception room inset with a bay window with PVC double glazed units with outlooks on to the quiet frontage close, further PVC double glazed window to side, coved ceiling, contemporary fireplace with marble hearth and surround, double radiator.

### Dining Room

9' 6" x 9' (2.90m x 2.74m) Approached independently from the entrance hall via a white traditional style panel door leading to a formal dining room with white PVC double glazed French doors with side screen windows that open on to and overlook the truly charming beautifully landscaped sunny enclosed level rear gardens. Radiator, coved ceiling.



### Kitchen / Breakfast Room

12' x 9' 6" (3.66m x 2.90m) Well fitted along three sides with stylish and contemporary modern panel fronted floor and eye level units with oak worktops incorporating a stainless-steel sink with chrome mixer taps, vegetable cleaner and drainer. Integrated Beko four ring electric hob with integrated Beko fan assisted electric oven, Cooke & Lewis stylish canopy style extractor hood with glass surround, walls partly tiled in retro ceramics, space for the housing of an upright fridge freezer, soft closing doors and drawers, ceramic tiled flooring, double radiator, space for a breakfast table and two chairs, chrome light switch, PVC double glazed window with a pleasing rear garden outlook, ceiling with spotlights.

### Utility Room

6' 10" x 4' 8" ( 2.08m x 1.42m ) Well fitted along two sides with a matching range of stylish and contemporary panel fronted floor and eye level units with slimline handles and oak worktops incorporating a further stainless steel sink with chrome mixer taps and drainer, walls partly tiled in retro ceramics, space for a tumble dryer, space for a washing machine, continuous ceramic tiled flooring, newly installed Worcester gas central heating boiler, part panelled obscure glass outer door to side, air ventilator.



### First Floor Landing

Approached via a wide carpeted returning spindle balustrade staircase leading to a large central main landing with coved ceiling, radiator, PVC double glazed window with outlooks on to the quiet frontage close, large built-in former airing cupboard now a linen cupboard equipped with a radiator. Double size access to the roof space via a drop-down ladder.

### Master Bedroom One

14' x 12' (4.27m x 3.66m) Independently approached from the landing via a white traditional style panel door, this master bedroom benefits two PVC double glazed windows with front and side front views on to the quiet frontage close, full range of two double built out wardrobes, coved ceiling, radiator.

### Ensuite Shower Room

Stylish modern white suite with mainly ceramic tiled walls and floor comprising shaped corner shower cubicle with chrome shower unit and clear glass shower doors and screen, pedestal wash hand basin with chrome mixer taps and pop-up waste, bidet with mixer taps, slimline W.C., shaver point, vertical radiator, obscure glass PVC double glazed window to side.





### Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m) A further double size bedroom, approached via an entrance recess measuring an extra 3 ft depth x 3 ft width. A PVC window enjoys a pleasing outlook across the beautifully landscaped and fully walled enclosed rear garden, whilst there are built out wardrobes, a radiator and a coved ceiling. This bedroom is approached from the landing via a white traditional style panel door.

### Bedroom Three

11' x 9' 10" (3.35m x 3.00m) Independently approached from the landing via a white traditional style panel door, a further double size bedroom inset with a white PVC double glazed window with a pleasing outlook across the beautifully landscaped and enclosed rear gardens and on to opposite woodland. range of built out wardrobes, radiator.

### Bedroom Four

11' x 6' 9" (3.35m x 2.06m) Independently approached from the landing via a white traditional style panel door leading to a good size fourth bedroom inset with a white PVC double glazed window with a pleasing outlook on to the quiet frontage close, radiator, coved ceiling.

### Family Bathroom

Modern white suite with walls largely ceramic tiled comprising shaped panel bath with chrome hand grips, chrome mixer taps and chrome mixer shower fitment with rail and curtain over, pedestal wash hand basin, slimline W.C., obscure glass PVC double glazed window to rear, air ventilator, shaver point.



### Outside Front Garden

Neatly laid to lawn edged with a border of stone and a further border of dwarf laurel trees.

### Entrance Drive

Private wide double width off street vehicular entrance drive providing comfortable parking for two full size vehicles leading to....

### Garage

17' x 8' 1" (5.18m x 2.46m) Approached via an up and over door, electric power and light, fitted work bench, part panelled double glazed courtesy door opening into the rear gardens.

### Rear Gardens

Beautifully landscaped well-tended and mature level rear garden fully enclosed by a combination of high brick-built boundary walls together with timber panel fencing to afford privacy and security. The gardens back on to the Lisvane railway line with woodland beyond and are well laid out and designed with a large main lawn, beyond a paved sun terrace, edged along three sides by well stocked maturing garden trees and shrubs and plants. Outside water tap, outside floodlight with sensor.

### Side Gardens

Side gardens to both sides of the property both enclosed - one inset with a garden gate providing access to the front drive, both paved and edged with stone.







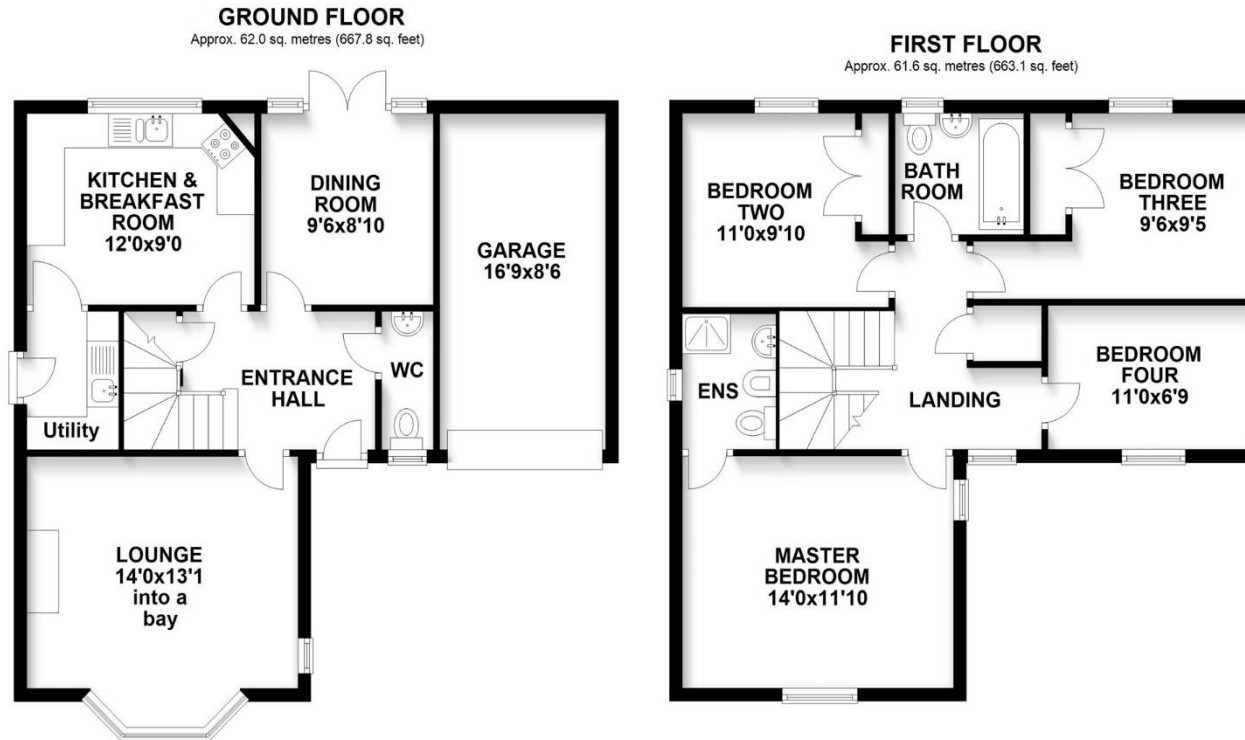






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Total area: approx. 123.7 sq. metres (1331.0 sq. feet)

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