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50 Llwyn Y Pia Road, Lisvane, Cardiff, CF14 0SZ.

£825,000

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A capacious five double bedroom detached double fronted family residence, providing 2346 square feet, and fronting highly regarded Llwyn I Pia Road, with lovely views across paddock land where horses graze, with further outlooks that extend towards to Graig Hillside. Within walking distance is both Lisvane Primary School and Lisvane Railway Station, together with Cefn Onn Park and the popular Cottage Inn. This super-sized home provides bright and well-designed versatile living space with the special benefit of four bathrooms, three being ensuite. The property benefits gas heating with panel radiators with a new boiler installed in 2022, together with an unvented hot water system that allows uniform pressure when each of the bathrooms are used. PVC double glazed replacement windows were replaced recently in 2023, and a fabulous open plan fully fitted kitchen, dining room and family room (31'2 x 24'6) was fully modernised in 2020 with a large island unit and breakfast bar, with extensive panel fronted floor and eye level units with contemporary handles, quartz granite worktops, a white ceramic sink with a Kettle boiling hot water tap and a Insinkerator waste disposal unit, and four integrated ovens.

This superb social space also includes a contemporary multi fuel log burner and bi-folding doors which open onto the private landscaped rear gardens. The ground floor living space also includes a spacious snug-sitting room, a downstairs cloakroom and a large utility room. The first floor comprises five double sized bedrooms and four bathrooms, two of which have been newly installed in 2023. Further improvements include black out blinds installed in 2023, a sophisticated intruder alarm, a walk-in pantry off the kitchen, high coved ceilings, and contemporary white panel internal doors.

Outside the house is approached by a in and out driveway, whilst the level and fully enclosed rear gardens have been designed for low maintenance. A super-sized house in a very popular part of Lisvane. must be seen!

### Ground Floor Entrance Porch

Large open fronted pillared porchway with block paved threshold, ceiling light and stylish wall light.

### Entrance Hall

Approached via a PVC part panelled double glazed front entrance door inset with leaded opaque glass upper lights leading into a central hall with high coved ceiling with spotlights, wide returning staircase with handrail leading to a spindle balustrade landing, radiator.

### Downstairs Cloakroom

Stylish modern white suite with walls part panelled in contemporary grey, comprising slim line W.C., shaped wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity unit, stylish tiled floor, radiator, white contemporary panel door to entrance hall.

### Snug / Sitting Room

17' x 12' 5" ( 5.18m x 3.78m ) Approached independently from the entrance hall via a contemporary white panel door leading to a very versatile reception room inset with a PVC double glazed corner window with plantation shutters and outlooks across the block paved frontage drive and on to tree lined paddock land where horses graze. Further tilt and turn PVC double glazed window to front with plantation shutter, high coved ceiling, radiator.





### Kitchen, Dining & Family Room

31' 2" x 24' 6" ( 9.50m x 7.47m ) A superb social space providing a beautifully fitted kitchen with large island unit and breakfast bar, with extensive panel fronted floor and eye level cupboards with contemporary handles, quartz granite worktops, white ceramic sink with Insinkerator waste disposal unit and chrome mixer taps with vegetable cleaner and drainer, integrated Neff induction hob, integrated wine cooler, integrated dishwasher, two integrated fan assisted electric ovens with two separate Neff grills, soft closing doors and drawers, integrated fridge freezer, custom made cutlery compartments, deep pan drawers, corner quartz granite breakfast bar with space for 5-6 breakfast stools, large composite aluminium grey window with outlooks across the landscaped rear gardens, further matching composite grey aluminium double glazed bi-folding doors that open on to a wide block paved sun terrace with Astro turf finished enclosed gardens beyond. Ample space for a very large dining table with ten chairs, large family room with multi fuel log burner, floating mantel and hearth, pretty bay window with PVC double glazed units and plantation shutters overlooking the frontage drive with views on to the tree lined land where horses graze, further PVC clear glass double glazed window to front also fitted with plantation shutters, two radiators plus a vertical radiator, clear glass internal window to hall, high coved ceiling with spotlights.

### Large Walk-In Pantry

With multiple shelves excellent for storage directly accessible from the kitchen.



### Utility Room

15' 3" x 7' 9" (4.65m x 2.36m) Tiled floor, base unit with white Belfast sink and mixer taps, space with plumbing for a washing machine, space for the housing of a tumble dryer, high vaulted ceiling with velux double glazed window, space for the housing of an upright fridge freezer, PVC double glazed outer door opening on to the rear gardens, courtesy door leading in to a front outer hall which measures 23' 6" in length by 4 ft increasing to 7' 5", housing a large unvented hot water cylinder with further extensive storage cupboards and ample hanging space for coats and shoes together with bikes, carpeted flooring, radiator, further PVC double glazed window providing access to the front drive, further [patterned glass PVC double glazed window to front, coved ceiling.

### Studio Room / Gym

17' 5" x 6' 5" (5.31m x 1.96m) Independently approached from the kitchen and dining room a very versatile room ideal as a studio or a home office with multiple fixture shelving and a high vaulted ceiling with velux double glazed window, further PVC clear glass double glazed window with tilt and turn facility with a rear garden outlook.

### First Floor Landing

11' 10" x 10' (3.61m x 3.05m) Spindle balustrade landing with large access to roof space via a drop-down ladder. Two built-in double wardrobes. Patterned glass PVC double glazed window to side, radiator.



### Master Bedroom One

15' 1" x 11' 9" ( 4.60m x 3.58m ) A generous well-proportioned master bedroom inset with a wide splayed bay with replacement PVC double glazed windows with elevated outlooks across to paddock land where horses graze. High coved ceiling, air conditioning unit, stylish vertical radiator.

### Ensuite Shower Room

11' 2" x 5' 9" ( 3.40m x 1.75m ) Stylish modern white suite with walls largely finished in retro tiles comprising triple length walk-in contemporary shower with chrome waterfall fitments and separate hand fitment, vanity shelf, clear glass shower screen, circular shaped mounted wash hand basin with chrome mixer taps and ceramic tiled splashback with a full range of vanity units with white high gloss doors, chrome slim line handles and oak worktops, slim line W.C., stylish vertical towel rail/radiator, stylish flooring, ceiling with spotlights, obscure glass PVC double glazed window to front.

### Bedroom Two

11' 9" x 11' 7" (3.58m x 3.53m) Independently approached from the landing via a white traditional style panel door leading to a further double size bedroom with coved ceiling with spotlights, radiator, PVC double glazed window with a rear garden outlook.

### Inner Hallway

6' 10" x 4' 6" (2.08m x 1.37m) Incorporating two built-in wardrobes with hanging space, approached from bedroom two via an archway, inset with a coved ceiling with spotlights and a further traditional style panel door that leads directly to.....





### Ensuite Bathroom

7' x 5' 8" ( 2.13m x 1.73m ) White suite with walls ceramic tiled and floor ceramic tiled, comprising Jacuzzi bath with chrome mixer taps, Mira shower unit with clear glass curved shower screen, mounted shaped wash hand basin with chrome mixer taps and a full size built out vanity unit with glass fronted cabinets, slim line W.C., radiator, patterned glass PVC double glazed window to rear, air ventilator, ceiling with spotlights.

### Bedroom Three

11' x 10' 9" ( 3.35m x 3.28m ) Approached independently from the landing via a white traditional style panel door leading to a further double size bedroom with coved ceiling, radiator and a PVC double glazed window with an outlook across to tree lined paddock land where horses graze. Air conditioning unit.

### Bedroom Four

13' 8" x 9' 10" maximum (4.17m x 3.00m maximum) PVC double glazed window to front, radiator, high atrium style ceiling, air conditioning unit, approached independently from the landing via a white traditional style panel door.

### Ensuite Shower Room

White suite with walls and floor ceramic tiled comprising ceramic tiled shower cubicle with Mira shower unit, glass folding shower door, wall mounted wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., radiator, air ventilator, obscure glass PVC double glazed window to rear.



### Bedroom Five

9' x 8' 5" (2.74m x 2.57m) Approached independently from the landing via a white traditional style panel door leading to a good size fifth bedroom with a PVC double glazed window with a rear garden outlook, radiator.

### Family Shower Room

8' 5" x 5' 7" (2.57m x 1.70m) Modern white suite with walls part ceramic tiled and floor fully tiled comprising triple length contemporary shower with chrome waterfall fitment and separate hand fitment, large clear glass shower screen, PVC patterned glass double glazed window to rear, mounted shaped wash hand basin with chrome mixer taps, pop-up waste and built out vanity unit, slim line W.C., high ceiling with spotlights. Approached independently from the landing via a white traditional style panel door.

### Outside Front Entrance Drive

A well designed private off street in and out vehicular entrance drive provides private parking and is chiefly block paved with raised borders.

### Rear Garden

Professionally landscaped comprising of an Astro turf finished lawn beyond a paved sun terrace, inset with a further decked corner patio and all afforded privacy and security by means of high timber panel fencing along three sides.







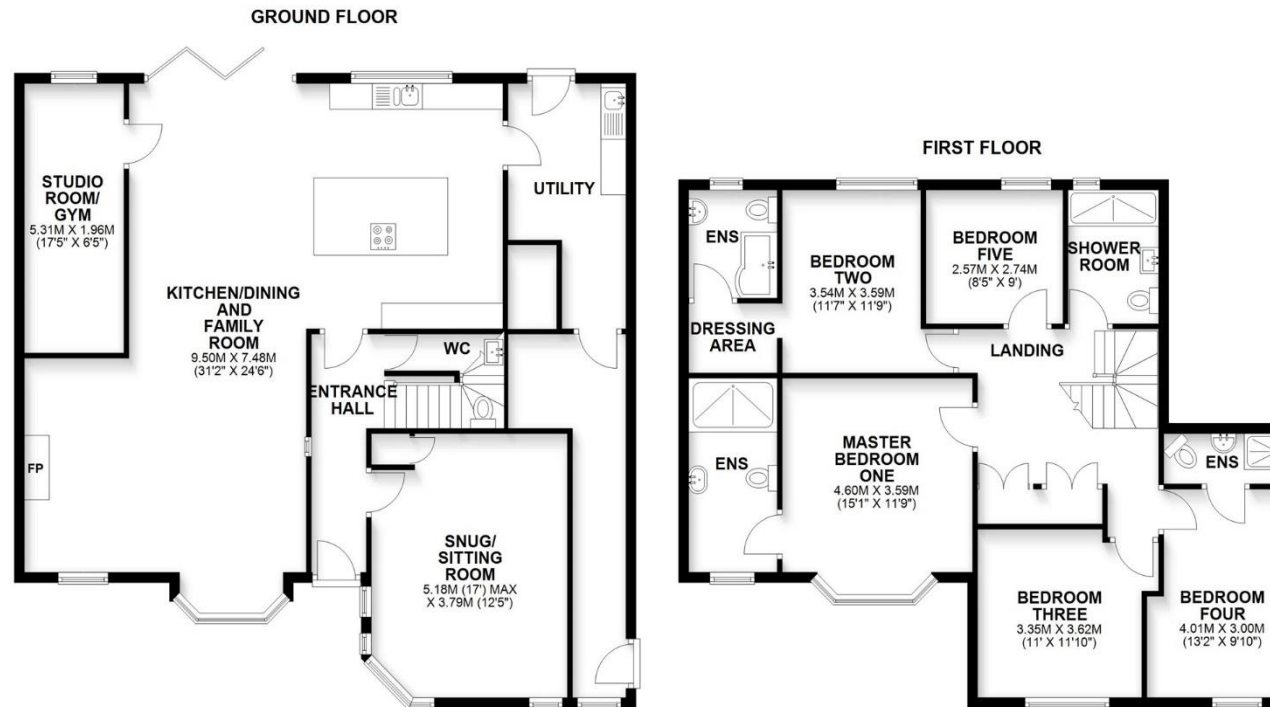






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