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9 The Mount, Graig Road, Lisvane, Cardiff, CF14 0FJ.

£1,325,000

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A truly magnificent detached five-bedroom, five reception room county residence with three bathrooms and a large and lovely private level surrounding garden, a seven-car gated private entrance drive and a substantial integral double garage. Tucked away at the far end of a very exclusive and select residential close, well away from passing traffic, yet only a short walk from both Lisvane Railway Station and the highly favoured Lisvane Primary School. Built in 1991, by Messrs George Wimpey builders, a well-respected firm of national house builders, completed with a 10-year NHBC guarantee, this well-designed capacious family home provides a generous and executive style family home with an imposing period ambience, with external elevations in characteristic brick and charming clay tiles, all beneath a large, hipped roof. This very versatile property provides 4020 square feet with two generation living options, and a stunning tranquil location adjacent to open paddock land and countryside, and in recent years there has been many substantial improvements including replacement PVC double glazed windows, still under a five year warranty with Glassteel, a quality fully fitted open plan kitchen and breakfast room (18'2 x 13'1) installed by Magnet, a fully equipped studio-home office complete with kitchen, a sophisticated intruder alarm, Cat 5 cabling throughout the living accommodation gas heating with many stylish vertical contemporary radiators, and a FULL RE-WIRE. The bright and flexible living space comprises an entrance reception hall approached by a glass panelled porch, leading to a principal lounge (24' 1" x 14' 6"), a downstairs cloak room with a modern white stylish suite, an 18 FT kitchen and breakfast room with multiple integrated appliances, a double-glazed conservatory which has French doors which open onto the large private gardens, a Snug 9'

5" x 10' 6", a Sitting Room 19' x 9' 9", a super-sized utility room (16' x 7' 9"), and a first floor fully self-contained studio with kitchen area, (20' 9" x 11' 9"). The first floor comprises five bedrooms and three bathrooms, two being stylish new contemporary ensuites. The master bedroom is a staggering 24' 3" x 14' 6", whilst the super-sized second bedroom is a spacious 19' x 11' 10". There is also a custom-made returning staircase that leads to a huge attic room (27' 5" x 24' 6" min), ready to be converted if required.

A truly distinctive detached five-bedroom traditional country home, set back behind a seven-car gated entrance drive, with large and lovely surrounding private gardens, level and sunny. Amazing living space with 4020 square feet. Outstanding location with no chain.

Disclaimer "Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies".

Ground Floor Entrance Porch

6' 9" x 6' 3" (2.06m x 1.91m) Approached via a stylish composite part panelled front entrance door inset with two sealed double glazed obscure glass upper light windows with matching side screen windows and side windows in PVC, porcelain tiled floor, ceiling with spotlights.

Entrance Reception Hall 12' 6" x 22' maximum (3.81m x 6.71m maximum) Approached via clear glass oversized floor to ceiling double glazed PVC entrance door with clear glass side screen windows leading into a central hall with engineered oak flooring throughout, high ceiling with spotlights and a stylish contemporary vertical radiator. Wide returning spindle balustrade carpeted staircase leading to the first-floor landing, useful built-in cloaks hanging cupboard.





Downstairs Cloakroom Stylish modern white suite with porcelain tiled floor and tiled walls comprising slim line W.C., shaped mounted wash hand basin with chrome mixer taps, chrome vertical towel rail/radiator, obscure glass PVC double glazed window to front, ceiling with spotlights, chrome light switch.

Lounge 24' 1" x 14' 6" (7.34m x 4.42m) A super-size principal reception room inset with a stylish and contemporary living flame clear glass fronted log effect gas fire with matching slate surround, PVC window with an open outlook across the totally private front gardens and entrance drive, two stylish contemporary vertical radiators, engineered oak flooring, high ceiling with spotlights, double hardwood panel doors leading in to the entrance reception hall, further white PVC double glazed French doors with side screen windows opening in to the conservatory.

Kitchen & Breakfast Room 18' 2" x 13' 1" (5.54m x 3.99m) Quality fitted kitchen with an extensive range of both floor and eye level units with top quality granite worktops incorporating a stainless steel sink with vegetable cleaner, mixer taps, and granite drainer, slim line handles, central island unit incorporating a Neff five ring gas stainless steel hob beneath an AEG canopy style extractor hood with glass surround, multi integrated chrome finished drawers with custom made cutlery compartments, integrated Neff dishwasher, two integrated Neff fan assisted ovens, integrated Neff microwave, two further integrated combined grills and ovens, integrated AEG coffee maker. Large deep



pan drawers, space for the housing of an American style fridge freezer, stylish tiled flooring throughout, ample space for a breakfast or a dining table and chairs, contemporary radiator, glass fronted eye level cabinets, high ceiling with spotlights, three PVC double glazed windows each with pleasing outlooks across the surrounding gardens. Stylish chrome finished light switches and power points throughout.

Utility Room 16'0 x 7'9 Fully fitted with extensive modern units and work tops, plumbing for washing machine, window and outer door to rear gardens, space for a tumble dryer, sink unit with mixer taps and drainer.

Conservatory 14' 1" x 14' 8" (4.29m x 4.47m) A very impressive sun lounge conservatory constructed with a cavity brick plinth outer wall surmounted with hardwood sealed double glazed windows all beneath a sealed double glazed clear glass roof with multi fitted blinds, tiled flooring throughout, approached from both the kitchen/breakfast room and the lounge, and inset with two full size French doors that open on to the large and lovely surrounding gardens.

Snug 9' 5" x 10' 6" (2.87m x 3.20m) Approached independently from the entrance hall via a hardwood traditional style panel door leading to a very versatile additional reception room perfect as a snug or reading room or sitting room, with continuous engineered oak floor, and inset with a white PVC double glazed window with a pleasing rear garden outlook, stylish contemporary vertical radiator



and a single PVC double glazed French door with matching clear glass side screen windows that open on to a large sun terrace. High ceiling with spotlights, chrome finished light switches and power points.

Sitting Room 19' x 9' 9" (5.79m x 2.97m) Independently approached from the entrance hall via a hardwood traditional style panel door leading to a further versatile reception room, also finished with continuous engineered oak flooring and inset with white PVC double glazed French doors that open on to the large and lovely rear gardens, stylish contemporary radiator, further PVC double glazed window to front, high ceiling with spotlights.

Outer Hall Approached from the sitting room, with continuous engineered oak floor and equipped with an internal courtesy door that provides direct access to the double garage, stylish and contemporary vertical radiator, PVC double glazed clear glass window with a rear garden outlook, carpeted custom-made staircase leading to....

Studio / Home Office 20' 9" x 11' 9" (6.32m x 3.58m) Forming part of a first-floor garage roof space conversion providing a multi-functional spacious additional reception room, perfect as a home office but ideal as a hobbies room, games room, playroom or studio. High specification with wood flooring and two white PVC double glazed windows with side aspect across the side gardens and drive, access to useful eaves roof space storage areas, high ceiling with spotlights, further velux double glazed window with blackout



blind, radiator. Access to a separate small self-contained kitchen area with chrome finished floor units with round nosed laminate worktops incorporating a circular shaped sink with mixer taps, continuous engineered oak floor, chrome vertical towel rail/radiator, two small leaded timber casement sealed double glazed windows to rear and front aspect. This room is approached from the studio via a hardwood panel door that provides a perfect facility for someone working from home. Throughout the studio there are chrome finished light switches and power points.

Utility Room 16' x 7' 9" (4.88m x 2.36m) Independently approached from the entrance reception hall via a hardwood traditional style panel door leading to an extremely useful utility room area, sizeable with multi-functional facilities including a range of floor and eye level units along one side with slim line handles and round nosed laminate worktops incorporating a stainless steel sink with mixer taps and drainer, space for a washing machine, space for a tumble dryer, slate tiled flooring, high ceiling with spotlights, vertical radiator, further useful full width breakfast bar with PVC double glazed window with rear garden views and a further part panelled double glazed outer door that opens directly on to the large and lovely rear gardens. High ceiling with spotlights, chrome finished light switches and power points throughout.



First Floor Landing Approached via a wide carpeted returning spindle balustrade staircase that leads to a central landing with engineered oak flooring, stylish contemporary radiator, high ceiling with coving and spotlights, and a built-in full size linen cupboard with multiple shelves.

Master Bedroom 24' 3" x 14' 6" (7.39m x 4.42m) A super-size master suite with engineered oak flooring, and two PVC double glazed windows one full width with wood sill and a rear garden outlook, the second with a wood sill but a direct view of the front gardens and drive. Two stylish contemporary radiators, high ceiling with spotlights, stylish chrome finished light switches and power points.

Ensuite Bathroom 11' 10" x 8' 6" (3.61m x 2.59m) Beautifully appointed high quality luxury Duravit suite comprising large deep panel bath with chrome mixer taps, pop-up waste and chrome shower fitment, two vanity shelves, twin shaped mounted wash hand basins with a vanity worktop with chrome mixer taps and pop-up waste, slim line W.C. with concealed cistern, triple length walk-in contemporary shower fully tiled with a glass shower screen and a chrome waterfall fitment together with a separate mixer shower fitment. Walls and floor tiled, ceiling with spotlights, air ventilator, full height chrome vertical towel rail/radiator, obscure glass PVC double glazed window to front, very useful full height concealed bathroom cabinet with multi shelving. Very impressive ensuite bathroom.



Guest Bedroom Two 19' x 11' 10" (5.79m x 3.61m) Independently approached from the landing via a hardwood traditional style panel door leading to a further capacious second master suite with engineered oak flooring, PVC double glazed French doors that open on to a decorative Juliet balcony with lovely open views across the sizeable surrounding gardens and on to tree lined paddock land. Stylish chrome finished light switches and power points, stunning vertical radiator, further PVC double glazed window with a view across the private front gardens and drive.

Ensuite Shower Room Beautifully appointed with a white suite with tiled floor and part tiled walls comprising large shower cubicle with fully tiled walls, vanity shelf, chrome fittings, clear glass shower door and screen. Slim line W.C. with concealed cistern, wall mounted large, shaped wash hand basin with chrome mixer taps and pop-up waste and a chrome towel rail, chrome vertical towel rail/radiator, further vanity shelf, ceramic tiled windowsill with obscure glass PVC double glazed window to rear, high ceiling with spotlights, air ventilator.

Bedroom Three 10' 7" x 9' 5" (3.23m x 2.87m) Independently approached from the landing via a hardwood traditional style panel door. This room is currently used as a dressing room has been fully fitted with open fronted hanging space with mounted retractable drawers. Stylish flooring, coving, high ceiling with spotlights, stylish contemporary radiator, PVC double glazed window with a rear garden outlook.

Bedroom Four 13' x 7' 10" (3.96m x 2.39m) Independently approached from the landing via a hardwood traditional style panel door, stylish flooring, stylish contemporary radiator, high ceiling with coving and spotlights, PVC double glazed window with a rear garden view.

Bedroom Five 13' 1" x 10' 5" (3.99m x 3.17m) Independently approached from the landing via a hardwood traditional style panel door, stylish flooring, high ceiling with coving and spotlights, stylish contemporary radiator, PVC double glazed window with a pleasing rear garden outlook.

Family Bathroom 9' 1" x 5' 6" (2.77m x 1.68m) Modern white suite with walls fully tiled and porcelain tiled floor comprising shaped corner bath with chrome mixer taps and pop-up waste, walls mounted Galassia shaped wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., separate ceramic tiled shower cubicle with chrome shower unit and clear glass shower door and screen, ceiling with spotlights, air ventilator, obscure glass PVC double glazed window to front, stylish chrome vertical towel rail/radiator.

Second Floor Approached via a custom-made returning staircase with a spindle balustrade and a half landing leading to....

Attic Room 27' 5" x 24' 6" minimum (8.36m x 7.47m minimum) In recent years the attic space has been professionally converted to provide a very big open roof space storage area fully boarded with Wayrock flooring, equipped with electric light and power, exposed timbers make this room very rustic, this provides a footprint for the next stage of conversion if required, with immense potential and versatility from a use perspective.

Outside Gated Entrance Drive The private gated entrance drive is approached via two large decorative entrance gates and leads to a very large fully block paved parking area with space for several cars. Surrounding the drive are landscaped and manicured private gardens all enclosed by brick-built boundary walls and timber panel fencing and lined with laurel hedgerow providing maximum privacy and security.

Double Garage 18' 7" x 17' 8" (5.66m x 5.38m) Integral double garage located beneath the studio and approached via an electronically controlled fob operated double up and over door with internal courtesy switch, fully equipped with electric power and light and incorporating a further utility space with additional plumbing for a washing machine and space for a tumble dryer, also housing within the corner the full size unvented hot water system (Ariston), together with a Worcester gas central heating boiler. Internal courtesy door leading to the outer door with access to the studio, useful under stair storage space, further white PVC double glazed window with a side garden aspect.

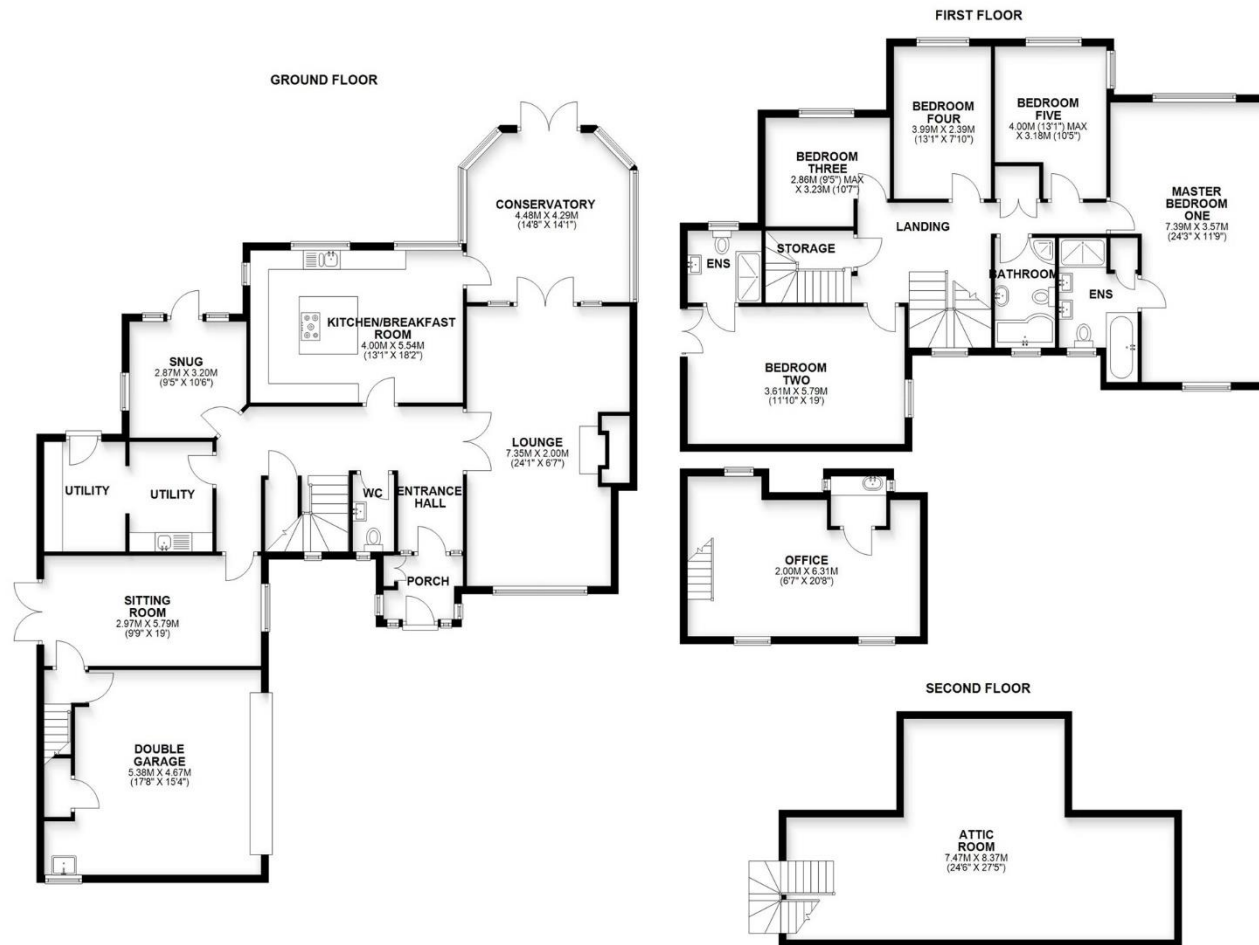
Undercover Storage An open pergola within the front gardens leads to a fully enclosed storage area with 6 ft high timber fencing and garden gates ideal for garden chests and storage of wheelie bins out of sight.





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