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68 Station Road, Llanishen, Cardiff, CF14 5LU.

£750,000

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A magnificent Tudor style six bedroom double fronted semi-detached residence of character, with large and lovely gardens and a private gates 6-7 car entrance drive with detached garage, enclosed for privacy and security by screens of laurel hedgerow. Standing on a superb corner plot, this period home was built circa 1865, one of the original Llanishen Houses, just a few minute's walk from the Historic Village of Llanishen, and a short walk from Llanishen Railway Station. With its elegant character features, this truly spacious house provides 2801 square feet, with a large enclosed front porch, a entrance reception hall with an original spindle balustrade staircase, high cornice ceilings, original traditional pine panel doors, and an original pine fireplace with tiled surround and a working fire with quarry tiled hearth, in the principle sitting room (17'9 x 12'9). The ground floor living space also includes a drawing room (16'10 x 9'4) with a Welsh Dresser and wood block floors, a open plan kitchen and breakfast room (19'3 x 12'6), a large conservatory (24'7 x 14'0 Ft max), a ground floor shower room, a utility room, and a study (9'9 x 6'5). The first floor comprises six bedrooms six bedrooms and a family bathroom, whilst the attic has been semi-converted into a super-sized attic room (28'7 x 12'6) approached by a custom-made independent staircase, no building regulations obtained, just a very useful versatile space with four velux windows. The property also benefits gas heating with panel radiators and a modern gas boiler replaced circa 2007 white PVC double glazed replacement windows, and a very impressive level and enclosed rear garden approximately 120 FT long. Must be seen! Also close by and well accessible is the historic village of Llanishen with its extensive local amenities including a Parson's bakery, a Post Office, a Co-Op supermarket. a Natwest bank, a Barclays bank, a florist, a cafe, a card shop, a barber, two chic hairdressing salons, two mini

markets, general store serving everyday needs and a Fintans fish and chip takeaway and restaurant. Within the village is the historic Anglican St Isan Church in Wales, whilst concealed behind St Isan church is a local public car park and a local hub with combined library, police station and Citizens Advice Bureau. Within the immediate location there is also Llanishen Leisure Centre, and there are many public houses and restaurants including The Church Inn, The Griffin in Lisvane, whilst a little further there is The Cottage Inn and restaurant, Cefn Onn Country Park, a Miller and Carter together with the newly refurbished Pendragon local pub and restaurant as well The New House Inn Hotel and restaurant.

Entrance Porch Approached via double doors, clear glass side screen and side windows, quarry tiled floor, internal light.

Entrance Hall Approached via an original part panelled front entrance door with side screen windows leading to a central hall with a wide spindle balustrade returning staircase with built-in under stair storage cupboard housing consumer unit/distribution box, meters and a fluorescent light.

Front Lounge 13' 2" x 13' 2" (4.01m x 4.01m) Independently approached from the entrance hall via a stripped pine original traditional panel door leading to a front lounge equipped with a large PVC double glazed picture window with outlooks across the enclosed and very sizeable frontage gardens and drive, double radiator, high cornice and panelled ceiling.

Outer Hall Approached from the lounge via an original stripped pine traditional panel door leading to an outer hall with quarry tiled floor with access to both the study, the shower room and the utility room.

Study 9' 9" x 6' 5" (2.97m x 1.96m) Continuous quarry tiled flooring, radiator, two windows - one with a side aspect and the other with an outlook into the rear conservatory. This room is approached from the outer hall via an original traditional style stripped pine panel door.





Shower Room Approached also by an original stripped pine traditional panel door leading to a ground floor shower room with a ceramic tiled shower cubicle with chrome shower unit, wall mounted wash hand basin with tiled splashback, W.C., tiled floor, radiator, air ventilator, patterned glass timber casement window to side.

Utility Room 9' 10" x 7' 9" (3.00m x 2.36m) Also approached from the outer hall via an original traditional stripped pine panel door leading to a very useful utility room, with continuous quarry tiled floor, space with plumbing for a washing machine, Belfast sink with taps and splashback, PVC double glazed replacement window with outlooks across the large and very sizeable frontage gardens and drive. Space for a tumble dryer, original traditional stripped pine outer door leading to a side porch and side gardens.

Sitting Room 17' 9" x 12' 9" (5.41m x 3.89m) Approached from the entrance hall via an original traditional stripped pine panel door leading to a very pleasing reception room, inset with an original pine fireplace with tiled surround working fire with quarry tiled hearth, high cornice ceiling, two alcoves - one inset with a French door that provides direct access to the conservatory, further French door with upper lights and side screen windows overlooking and opening in to the main conservatory, double radiator.

Drawing Room 16' 10" x 9' 4" (5.13m x 2.84m) Independently approached from the entrance hall via an original traditional stripped pine panel door leading to a very versatile reception room with wood block flooring, Welsh dresser, open fireplace, PVC



replacement double glazed sash cord window with outlooks across the large and enclosed frontage gardens and drive. High ceiling, double radiator.

Kitchen & Breakfast Room 19' 3" x 12' 6" (5.87m x 3.81m) Independently approached from the drawing room, fitted along two sides with panel fronted pine floor and eye level units with tiled work surfaces incorporating a double bowl stainless steel sink unit with drainer, integrated four ring gas hob, integrated Hotpoint electric oven and separate grill, glass fronted eye level cabinets, plate shelves and spice shelves, integrated Beko dishwasher, space for the housing of an upright fridge freezer, vinyl flooring, space for a large breakfast table and 6 - 8 chairs, radiator, multiple PVC double glazed windows with outlooks over the large and lovely rear gardens. Tongue and groove ceiling, hardwood sealed double glazed glass panelled door leading to.....

Conservatory 24' 7" x 14' (7.49m x 4.27m) Constructed with a cavity brick plinth outer wall surmounted with sealed double glazed timber casement windows, inset with French doors that open 24' 7" x 14' (7.49m x 4.27m) Constructed with a cavity brick plinth outer wall surmounted with sealed double glazed timber casement windows, inset with French doors that open on to the long and enclosed level rear gardens, all beneath a polycarbonate roof. Stone tiled flooring, further outer door leading to the side gardens. This overall measurement is the full width and the full depth of the conservatory which narrows to 10' 6" at the end.

First Floor Landing Approached via a wide returning original spindle balustrade staircase leading to a gallery landing, inset with a



replacement PVC double glazed front window with elevated outlooks across the large and impressive enclosed front gardens and drive. High cornice ceiling.

Bedroom One 13' 2" x 12' 10" (4.01m x 3.91m) Independently approached from the landing via an original traditional stripped pine panel door leading to a double size bedroom with two alcoves, a radiator and a replacement PVC double glazed window with a pleasing rear garden outlook.

Bedroom Two 12' 10" x 9' 5" (3.91m x 2.87m) Approached from the landing independently via a stripped pine original traditional panel door. This room includes an original character fireplace, an alcove cupboard, a double radiator and a replacement PVC double glazed window with a pleasing rear garden outlook.

Bedroom Three 13' 1" x 9' 4" (3.99m x 2.84m) Independently approached from the landing via an original traditional stripped pine panel door. Original character fireplace, two alcoves - one fitted with an original cupboard, radiator, replacement PVC sash cord style window with elevated outlooks across the large and fully enclosed well-proportioned front gardens and private drive.

Bedroom Four 13' 1" x 9' 5" (3.99m x 2.87m) Independently approached from the landing via an original traditional stripped pine panel door, this room for many years has been used as a study but includes a very wide alcove, high ceiling, radiator and a replacement PVC double glazed window with outlooks across the large and impressive enclosed front gardens and drive.



Bedroom Five 10' 5" x 9' 9" (3.17m x 2.97m) Approached from an inner landing via an original traditional stripped pine panel door leading to a good size single bedroom equipped with a radiator, pedestal wash hand basin with a tiled splashback, PVC replacement double glazed window with a pleasing rear garden outlook. The measurement of this room is maximum into the alcove of the wash hand basin.

Bedroom Six 7' 10" x 9' 10" (2.39m x 3.00m) Approached via a stripped pine original traditional panel door leading to a sixth bedroom with a further 2 ft deep x 3 ft wide alcove housing a wall mounted gas central heating boiler. The room also benefits from a radiator and a replacement PVC double glazed window with an outlook across the large and fully enclosed frontage gardens and drive.

Family Bathroom 8' 10" x 6' 8" (2.69m x 2.03m) Independently approached from the landing via an original traditional style stripped pine panel door leading to a modern white bathroom suite with walls largely ceramic tiled and comprising a Heritage panel bath with chrome taps, chrome shower unit and a clear glass shower screen, mounted shaped wash hand basin with chrome mixer taps and pop-up waste, W.C. with concealed cistern, built out vanity unit, ceramic tiled floor, high ceiling, chrome vertical towel rail/radiator, replacement PVC double glazed window with a pleasing rear garden outlook.

Airing Cupboard Positioned at the very far end of the landing between bedroom five and bedroom six is an airing cupboard with pine double doors housing a factory insulated copper hot water cylinder with an electric immersion heater installed.



Second Floor Attic Room

28' 7" x 12' 6" (8.71m x 3.81m) Independently approached from the landing via a custom made narrow non regulation pine staircase leading to a spindle balustrade landing within the attic room itself. The attic room has been walled floor to ceiling with access to useful eaves storage space, both fire breasts are finished in exposed brickwork and there are four velux windows front and rear with blackout blinds. Electric power points, electric ceiling light. This room does not conform to building regulations and therefore can only be considered as an attic room, but it is a very useful space and is carpeted with exposed beams.

Outside Front Garden A very large and level chiefly laid to lawn front garden with shaped borders afforded privacy and security by high timber fencing and mature laurel hedgerow inset with two trees.

Private Entrance Drive Gated private entrance drive finished in block paving providing off road parking for numerous cars.

Garage Detached garage with double doors, window and a pitched slate roof, externally finished in white terylene render.

Side Garden There is access from the front to the rear garden via a side gate and side garden.

Rear Garden SOUTH FACING. One hundred and twenty feet in length chiefly laid to lawn inset with an ornamental pond edged with a crazy paved pathway and incorporating a paved sun terrace approached from the conservatory. The garden is enclosed for privacy and security by timber fencing along three sides narrowing to a triangle at the end, wide at the largest section and sunny with the sun on the back garden directly at midday 9th April 2025.

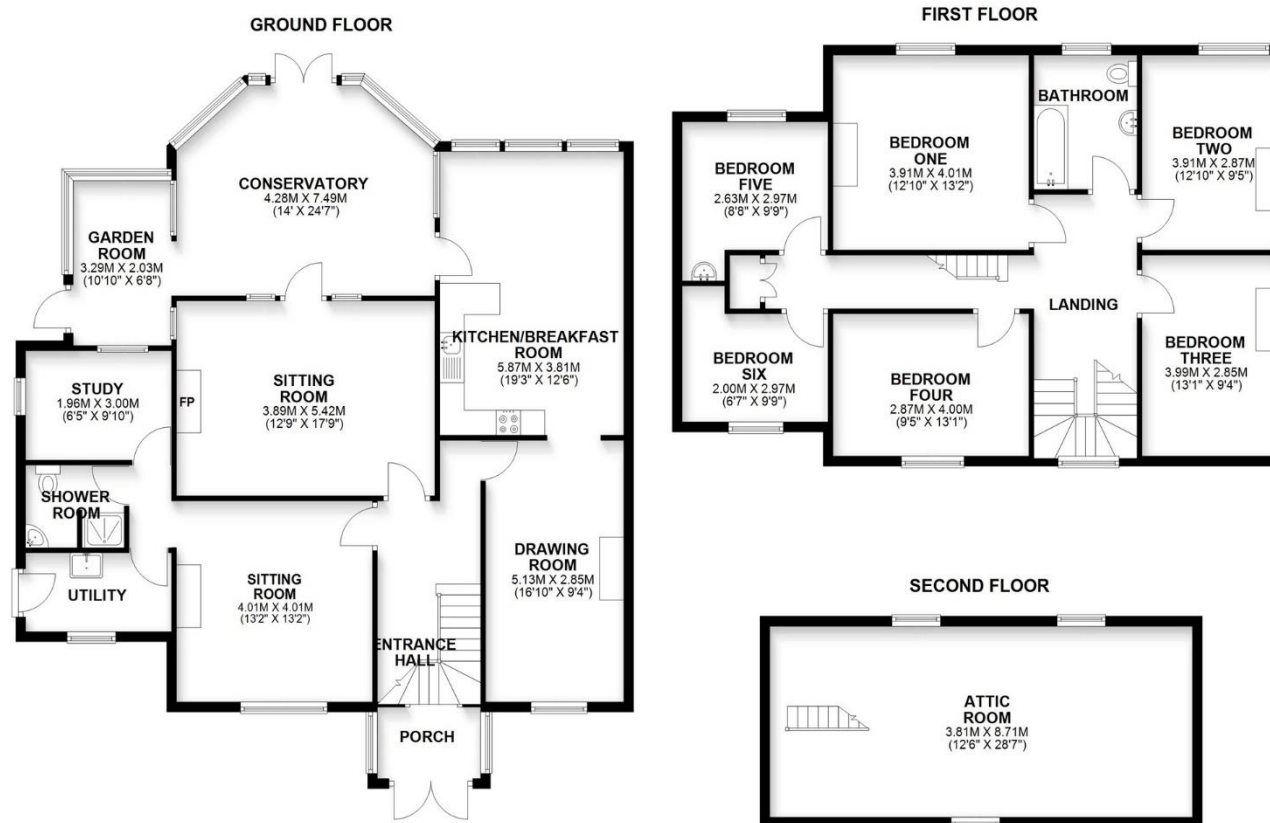






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