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Llwyn Y Pia Road, Lisvane Cardiff
offers over £575,000

 **peter
alan**

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About the property

The accommodation comprises a reception hall, a bay fronted lounge with open views to woodlands, a 22ft kitchen/dining room with French doors to a south facing landscaped rear garden. The kitchen area is fitted with a comprehensive range of slate grey wall and base units with siles stone worktops and upgraded integrated Smeg and AEG appliances, laundry room and cloakroom/wc to the ground floor. A spacious landing area gives access to two principal front bedrooms, the main being bay fronted with an upgraded shower en-suite, both with fitted wardrobes and an open aspect towards woodlands. A further two double bedrooms overlook the landscaped south facing rear gardens. There is a modern white upgraded bathroom suite with shower. The property is double glazed with gas heating powered by a combination boiler operated via an ESI system remotely. The property has traditional features to include leaded windows and high ceilings yet modern and contemporary throughout with inset chrome spot lights, chrome power points and light switches together with a combination of Amtico flooring and quality fitted carpets. Prewired for Ethernet connection and Wi-Fi. There is a double driveway and a single garage, side access gives access to a professionally landscaped low maintenance south facing rear garden.



Accommodation

Reception Hall Staircase to the first floor, fitted storage cupboard, radiator, skimmed ceiling.

Lounge 16' 6" into bay x 11' 1" (5.03m into bay x 3.38m)Double glazed leaded bay window to the front with open aspect, television point, radiator, fitted carpet.

Kitchen/Dining Room 22' 2" x 11' 6" (6.76m x 3.51m) Fitted deep understairs storage cupboard, double glazed windows and french doors to a landscaped south facing rear garden, fitted with a comprehensive range of upgraded slate grey wall and base units with sile stone worktops and splash backs, inset one and a half bowl sink unit with mixer tap, integrated AEG dishwasher, SMEG fridge/freezer, AEG double oven,

grill and stainless steel gas hob with matching extractor hood, soft close drawers and larder unit, concealed work top lighting, Amtico flooring.

Laundry Room 7' 6" x 5' 8" (2.29m x 1.73m)

Double glazed door to the rear garden, slate grey fitted units with siles stone worktops and inset sink unit with mixer tap, space for tumble dryer, plumbed for washing machine, radiator, extractor fan, central heating thermostat controls, Amtico flooring.

Cloakroom / Wc Double glazed window to the side, a two piece Sottini wall mounted wash hand basin with mixer tap, low level w.c., radiator, part tiled walls and tiled floor, radiator, skimmed ceiling with inset spotlights.



Landing A spacious landing space with loft access, upright fitted cupboard, airing cupboard housing a Thermaevocyl boiler with storage shelving, radiator.

Main Bedroom 14' 9" into bay x 10' 7" (4.50m into bay x 3.23m)Double glazed leaded bay window to the front with an open aspect towards woodlands, fitted wardrobes to one wall, television point, radiator.

En-Suite Shower Double glazed leaded window to the front, fitted with an upgraded Sottini white three piece suite comprising a large shower cubicle, low level w.c and wash hand basin, shaver socket, heated chrome towel radiator, additional wall mounted shower controls, extractor fan.

Bedroom Two 13' 5" x 10' 3" (4.09m x 3.12m)
Double glazed leaded window to the front with open aspect overlooking woodlands, fitted wardrobes to one wall, television point, radiator.

Bedroom Three 12' 5" x 10' 7" (3.78m x 3.23m)
Double glazed window overlooking a south facing landscaped rear garden, radiator.

Bedroom Four 10' 11" x 10' 1" (3.33m x 3.07m)
Double glazed window overlooking a south facing landscaped rear garden, radiator.

Bathroom 8' 9" maximum x 6' 6" (2.67m maximum x 1.98m)Double glazed window to the rear, Sottini upgraded white three piece suite comprising a panelled bath with shower and mixer tap, additional shower controls, low level w.c., wash hand basin with mixer tap, shaver point, chrome towel radiator, part tiled walls and tiled flooring.

Outside Front Open aspect towards woodlands, laid to lawn with shrub beds, covered porch area with outside light and Euty door bell, double driveway providing parking.

Rear Recently landscaped by the current owners to include a large porcelain tiled patio area, enclosed walling and fencing, side gate access to the front, outside power and light, laid to lawn with raised shrub and flower beds.

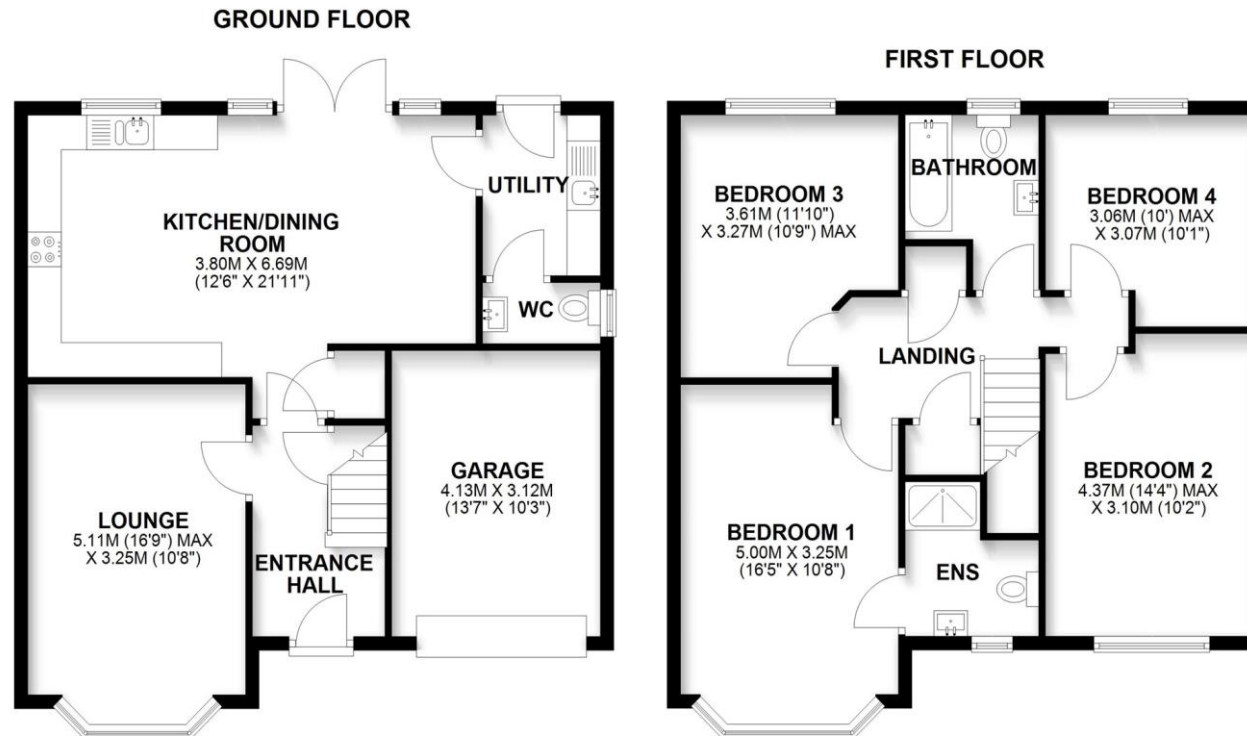
Garage Up and over door with power and light.





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