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Lozelles House, Heol Y Delyn, Lisvane, Cardiff, CF14 0SQ.

Offers in excess of £1,000,000



A large and totally unique detached LOW ENERGY five-bedroom bespoke double fronted residence, built in 2020 to a very high specification, with luxury gas fired UNDER FLOOR HEATING, quality PVC double glazing, stunning low maintenance K rendered external elevations, and stunning landscaped level private surrounding gardens.

This most impressive modern home provides 2700 square feet, with a private gated entrance drive approached via electric doors that lead to a large carport and two very useful outside storerooms.

The location is perfect, being just a short walk from the Village centre of Lisvane, with the popular and historic Griffin Inn, as well as the charming Parish Church of St Denys. There is also a small row of shops serving everyday needs, whilst also close by are two railway stations, Lisvane and Llanishen, as well as the newly opened Llanishen-Lisvane reservoirs.

This impeccable property provides bright and versatile living space, architect designed with capacious rooms, a bespoke staircase with stylish glass panels and oak furniture. Throughout there is a combination of engineered oak floors, luxury vinyl floors and deep carpeted floors, whilst contemporary oak panelled internal doors plus stylish chrome finished light switches and power points, provide a total sense of ultra-modern living.

The accommodation includes a downstairs cloak room, a lounge (25'7 x 18'2), and a large versatile sitting room (18'3 x 17'9) with relaxing garden views.

The ground floor living space also includes a superb open plan fully fitted high specification kitchen and dining room (26'5 x 16'8) with Quartz Granite work surfaces, Neff integrated appliances and multiple bi-folding doors which open onto and overlook the stylish gardens.

There is also a very useful separate utility room and a large airing cupboard. The first floors provide a real sense of total space with high atrium styled ceilings and oversized windows.

There are five separate bedrooms and three luxury bathrooms, two being ensuite. The master bedroom is a super-size (18'3 x 14'7), with a spacious walk-in wardrobe and a bespoke ensuite bathroom, with both a panel bath and a large separate contemporary shower.

This impeccable home provides luxury living space with bespoke fittings and generous gardens, all available with no chain. Must be seen!

Entrance

Approached via a composite part panelled double glazed front entrance door inset with three stylish sealed double-glazed windows with matching aluminium double glazed obscure glass side screen and upper light windows.

Downstairs Cloakroom

Stylish white contemporary suite with part tiled walls and tiled floor comprising W.C. with concealed cistern, wall mounted shaped wash hand basin with chrome mixer taps and pop-up waste, PVC double glazed patterned window to front, ceiling with spotlights, air ventilator, under floor heating.





Lounge

25' 7" x 18' 2" (7.80m x 5.54m) A very contemporary and stylish principal reception room with stunning engineered oak flooring throughout with under floor heating, contemporary log burner with clear glass front and black cast iron unit. Three white PVC clear glass double glazed windows with private front and side garden aspect, ceiling with spotlights, bespoke glass carpeted oak balustrade staircase with half landing leading to a gallery landing. Stylish brushed chrome finished light switches and power points.

Kitchen And Dining Room

26' 5" x 16' 8" (8.05m x 5.08m) A beautifully appointed luxury bespoke fully fitted kitchen with contemporary grey quartz granite worktops and grey wood effect patterned and clear light grey door and drawer fronts with soft closing facility, integrated slimline Caple dishwasher, stainless steel sink with brushed chrome mixer taps and vegetable cleaner, granite drainer, two integrated fan assisted electric ovens, full size larder fridge, full height larder freezer, freestanding island unit with quartz granite breakfast bar and Neff induction hob with Neff canopy style ceiling extractor hood with glass surround, integrated wine cooler, drawers with custom made cutlery compartments, luxury vinyl flooring throughout, under floor heating, stylish chrome finished light switches and power points, ceiling with multiple spotlights, two PVC double glazed windows each with a private side garden aspect, two separate sets of triple length aluminium double glazed bi-folding doors open on to a sun trap private level enclosed rear garden.



Sitting Room

17' 9" x 18' 3" (5.41m x 5.56m) A very large and versatile second main reception room inset with three sizeable PVC double glazed windows each enjoying outlooks across the surrounding gardens, under floor heating, ceiling with spotlights, stylish brushed chrome finished light switches and power points.

Utility Room

7' 9" x 5' 1" (2.36m x 1.55m) Well fitted along two sides with a matching range of contemporary light grey floor and eye level units beneath laminate worktops incorporating a stainless-steel sink with mixer taps and drainer, space with plumbing for a washing machine, space for the housing of a tumble dryer, ceramic tiled flooring, wall mounted Logic Ideal gas central heating boiler, chrome finished light switches and power points.

Airing Cupboard

Housing the under-floor heating thermostatic individual valves, together with a large and powerful unvented hot water system with electric immersion heaters installed that provides uniform pressure when using the three bathrooms.

Gallery Landing

Approached via a wide contemporary grey carpeted bespoke glass panelled staircase with oak balustrade and full height picture window with a delightful rear garden view. Bright and airy landing with a gallery view of the lounge, equipped with high atrium style ceiling with spotlights, two double radiators,



and a further PVC double glazed picture window with a pleasing rear garden outlook. Large built-in full height linen cupboard independently approached from the gallery landing with multiple shelves.

Master Bedroom

14' 7" x 18' 3" (4.45m x 5.56m) A magnificent master bedroom with a most impressive and truly stunning high atrium style ceiling with multiple spotlights, radiator, brushed chrome light switches and power points, PVC double glazed picture window with a pleasing rear garden outlook, further full height clear glass PVC window with a private side entrance drive view. This room is approached from a deep entrance recess measuring 9' 8" x 3' 10" providing independent access to....

Ensuite Bathroom

9' 8" x 6' 9" (2.95m x 2.06m) Stunning white contemporary stylish suite with contemporary and uniform tiled walls and luxury vinyl floor comprising oversized panel bath with chrome mixer taps, and chrome mixer shower fitment, full height stylish chrome vertical towel rail/radiator, W.C. with concealed cistern, wall mounted shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity drawer with high gloss finish, double size contemporary shower with stylish chrome waterfall fitment and separate hand fitment, clear glass shower screen, PVC obscure glass double glazed window to side, high ceiling with spotlights, air ventilator.



Ensuite Walk-In Wardrobe

9' 8" x 6' 10" (2.95m x 2.08m) Fully fitted along three sides with extensive storage space, hanging space and cupboard space, high ceiling with spotlight, soft carpeted flooring. Approached via a contemporary oak panelled sliding pocket door.

Bedroom Two

12' 4" x 10' 10" (3.76m x 3.30m) Independently approached from the gallery landing via a contemporary oak panel door leading to a double size second bedroom inset with an apex full height PVC double glazed picture window with a pleasing rear garden outlook, stylish and stunning high atrium style ceiling with spotlights, double radiator. Brushed chrome light switches and power points.

Bedroom Three

12' 10" x 10' 4" (3.91m x 3.15m) Independently approached from the landing via a contemporary oak panel door leading to a double size bedroom inset with a clear glass PVC double glazed window with a side garden outlook extending on to woodland, radiator, stunning high atrium style ceiling with spotlights, soft carpeted flooring in grey, built out double wardrobe with white panel door fronts. Brushed chrome light switches and power points.



Ensuite Shower Room

Stylish contemporary matching uniform white suite with matching tiled walls and floor comprising double size shower with chrome waterfall shower fitment with separate hand fitment, clear glass shower screen, W.C. with concealed cistern, wall mounted shaped wash hand basin with chrome mixer taps and pop-up waste, stylish chrome vertical towel rail/radiator, obscure glass double glazed PVC window to side, high ceiling with spotlights and air ventilator.

Walk-In Wardrobe

5' 5" x 5' (1.65m x 1.52m) Independently approached from bedroom two via a sliding pocket door equipped with a PVC double glazed clear glass window with a side garden and side view aspect.

Bedroom Four

14' 1" x 10' 8" (4.29m x 3.25m) Independently approached from the landing via a contemporary oak panel door leading to a double size bedroom with a stunning high atrium style ceiling, and a shaped PVC clear glass double glazed window with outlooks across the side gardens and on to woodland. Radiator, beautifully fitted with contemporary mirror. fronted built out wardrobes providing fantastic storage. Brushed chrome light switches and power points.



Bedroom Five
11' 8" x 10' 6" (3.56m x 3.20m)
Independently approached from the landing via a contemporary oak panel door leading to a further double size fifth bedroom inset with two clear glass PVC double glazed windows providing an abundance of natural light with a front and side aspect, truly stunning atrium style ceiling with spotlights, brushed chrome light switches and power points, radiator.

Bedroom Five
11' 8" x 10' 6" (3.56m x 3.20m) Independently approached from the landing via a contemporary oak panel door leading to a further double size fifth bedroom inset with two clear glass PVC double glazed windows providing an abundance of natural light with a front and side aspect, truly stunning atrium style ceiling with spotlights, brushed chrome light switches and power points, radiator.

Family Bathroom
6' 8" x 6' 5" (2.03m x 1.96m) Independently approached from the landing via a contemporary oak panel door leading to a stylish and stunning luxurious white uniform family bathroom suite with uniform light grey tiled walls and floor, comprising sizeable panel bath with chrome waterfall shower fitment and separate hand fitment, large clear glass shower screen, wall mounted shaped wash hand basin with chrome mixer taps and pop-up waste, W.C. with concealed cistern, obscure glass PVC double glazed window to front, high atrium style ceiling with spotlights, stylish chrome vertical towel rail/radiator.

Outside Gated Entrance Drive
The property benefits a particularly large electronically fob operated approached entrance drive with electric double gates leading to a block paved driveway with ample parking space and leading to....

Carport
23' 5" x 10' 1" (7.14m x 3.07m)
A substantial carport with brick pillars provides under cover parking.

Outside Storage
There are two further large self-contained storage cupboards alongside the carport providing ample space for storage of garden equipment, bikes etc.

Rear Garden
Beautifully landscaped and totally level private south facing rear garden comprises newly Astro turf lawn beyond a sandstone paved sun terrace.

Front And Side Gardens
The front garden is finished in Astro turf, approached via a secure lockable pedestrian gate with brick-built pillars and decorative railings screened by natural laurel hedgerow to afford privacy and security. The side garden is laid to lawn and enjoys considerable privacy also by means of laurel hedgerow and garden trees. The property stands within a comfortable plot with gardens surrounding the entire house.





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