



 4  2  3

22 Solva Avenue, Llanishen, Cardiff, CF14 0NP.

Offers over £550,000

 **peter
alan**

02920 618552
llanishen@peteralan.co.uk



An exceptionally large extended four bedroom, semi-detached family home, providing 2300 square feet, and occupying a super-sized corner plot, fronting quiet and select Solva avenue, a private residential road, well away from busy passing traffic, yet conveniently placed within level walking distance to Llanishen Village, Llanishen & Lisvane Reservoirs, and both Heath High level and Heath Low level railway stations, providing fast and economic travel to both Queen Street and Cardiff Central. Also within good access is Heath Park, Roath Park and the Heath Hospital.

Built circa 1955, and extended in 2013, this well designed and versatile property provides superb living space including a fully fitted open plan 2020 Kitchen and Dining Room 23' 10" x 15' 10" max, a front lounge, and a very versatile Sitting Room & Living Room 24' 3" x 22' 7" max.

There are four double sized first floor bedrooms and two modern 2020 bathrooms, one being ensuite to the spacious master bedroom 13' 7" x 10' 1".

The loft space has been converted into a large attic room 20' 9" x 13' 6", approached by a custom-made independent staircase and including cloak room with space to add a shower.

The property also benefits gas heating with panel radiators, Everest PVC double glazed windows, a entrance hall with a 2020 downstairs cloak room, a private double width front entrance drive with ample space to extend, and a sizeable rear garden.

Ground Floor Entrance Hall

Approached via a composite part panelled double glazed front entrance door leading to a central hall with a wide carpeted returning staircase with half landing, a dado rail, high coved ceiling.

Downstairs Cloakroom

Modern white suite comprising combined slim line W.C and wash hand basin with mixer taps, PVC patterned glass double glazed window to front, access to under stair storage cupboard.

Front Lounge

13' x 12' (3.96m x 3.66m) Approached via a glass panelled pine internal door with chrome handle, PVC double glazed clear glass window with outlooks on to the quiet frontage close, radiator, coved ceiling, two wide alcoves, chrome dimmer switch.

Kitchen And Dining Room

23' 10" x 15' 10" maximum (7.26m x 4.83m maximum) Well fitted along four sides with an extensive range of white floor and eye level units with slim line handles and round nosed laminate worktops incorporating a peninsula breakfast bar, walls part retro ceramic tiled, matching eye level units in royal blue, integrated five ring gas hob including wok burner, integrated fan assisted electric double oven (Competence AEG), space with plumbing for a dishwasher, stainless steel sink with power jet mixer taps, vegetable cleaner and drainer, fully integrated fridge freezer, ample space for a large dining table and eight chairs, two alcoves, contemporary electric radiator, white PVC double glazed sliding patio doors open on to a wide paved sun terrace. Coved ceiling with multiple spotlights, soft closing doors and drawers throughout, radiator, part panel door to entrance hall.





Utility Room

10' 1" x 7' (3.07m x 2.13m) A large utility room with matching royal blue and white floor and eye level units with slim line handles and round nosed laminate worktops, retro ceramic tiled walls, space for a washing machine, space for a tumble drier, space for an American style fridge freezer, coved ceiling with spotlights, PVC double glazed outer door and side screen window opening on to and overlooking a wide sun terrace with rear gardens beyond.

Sitting Room & Living Room

24' 3" x 22' 7" maximum (7.39m x 6.88m maximum)

This amazing open plan living space forms part of a single storey extension providing a very versatile addition to the living accommodation ideal as a granny annex, home office or studio etc, currently is used as a large living room with French doors and side screen windows that open on to the frontage drive and gardens, gas radiator, further electric radiator in a contemporary style, corner bar with worktops and stools, further PVC double glazed window with a rear garden outlook, ceiling with multiple spotlights.

First Floor Landing

Approached via a wide carpeted returning staircase with half landing, dado rail and handrail leading to a dual landing area with two PVC double glazed front windows, coved ceiling and radiator. Large built-in airing cupboard housing a factory insulated copper hot water cylinder with immersion heater and multiple shelving.



Master Bedroom One

13' 7" x 10' 1" (4.14m x 3.07m) Approached independently via a white traditional style panel door. Full range of mirror fronted wardrobes, coved ceiling, two radiators, two PVC clear glass double glazed windows with a side garden aspect.

Ensuite Shower Room

10' 1" x 5' 1" (3.07m x 1.55m) Modern white suite with walls largely ceramic tiled comprising double length shower with Triton shower unit and rail and curtain over, slim line W.C., shaped wash hand basin with mixer taps and pop-up waste and a built-out vanity unit, coved ceiling, radiator, patterned glass PVC double glazed window to rear.

Bedroom Two

13' x 12' 1" (3.96m x 3.68m) Independently approached from the landing via a white traditional style panel door leading to a double size bedroom with a full range of floor to ceiling height wardrobes along one wall, PVC double glazed window with outlooks on to the quiet frontage close, radiator. Chrome light switch.

Bedroom Three

12' 1" x 11' (3.68m x 3.35m) Independently approached from the landing via a white traditional style panel door leading to a further double size bedroom with a clear glass PVC double glazed window with an elevated outlook across the rear gardens and over the surrounding area, radiator, alcove wardrobe.



Bedroom Four

11' 4" x 7' 10" (3.45m x 2.39m) Independently approached from the landing via a white traditional style panel door, leading to a good size fourth bedroom with a radiator and a clear glass PVC double glazed window with an elevated outlook across the rear gardens and over the surrounding area.

Family Bathroom

8' 4" x 6' 3" (2.54m x 1.91m) Modern white suite with retro ceramic tiled walls comprising panel bath with chrome shower unit including waterfall fitment, separate hand fitment, rail and curtain over, shaped pedestal wash hand basin with chrome taps, slim line W.C., stylish chrome vertical towel rail/radiator.

Second Floor Landing

Approached from the first floor via a custom-made carpeted returning spindle balustrade staircase leading to a second-floor landing with useful built out cupboard.

Attic Room

20' 9" x 13' 6" (6.32m x 4.11m) Inset with three velux double glazed windows - two to the rear and one to the front, access to useful eaves roof space storage area.



Cloakroom

Approached from the second-floor landing is a cloakroom which comprises a W.C. and corner wash hand basin together with a velux double glazed window. From the cloak room there is access to a built-in cupboard measuring 5' 1" x 4' 6", ideal as a space ready to be converted into a shower room if required at some stage in the future by a buyer. It should be noted that the cloakroom is not connected and requires some further renovation including fixtures of a cistern etc.

Outside Front Garden

Level and chiefly finished in block paving providing extra off-road parking.

Entrance Drive

A very wide front/side garden incorporates a hardstanding with a low brick-built boundary wall, the hardstanding is approached via a dropped kerb. Extensive front garden and side garden space to be utilised either as extra parking or the housing of a camper van or caravan currently finished in stone with a garden gate that provides access to the rear garden.



Rear Garden

A corner rear garden which currently comprises a wide raised paved sun terrace, a centralised main lawn and beyond a pergola with decking patio area and paving with space for the housing of a garden shed. The rear garden affords privacy and security by a combination of brick built and block-built boundary walls on two sides surmounted with high timber fencing







02920 618552

llanishen@peteralan.co.uk



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

