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Protea House, Lisvane Road, Lisvane, Cardiff, CF14 0SF.

£940,000

 **peter
alan**

02920 618552
llanishen@peteralan.co.uk



Protea House is a truly capacious and totally individual detached double fronted modern family residence, providing 3214 square feet, built circa 1980 to an architect design, and occupying a fine location fronting highly favoured Lisvane Road, with a private gated six car entrance drive, and a large and lovely level fully enclosed garden, screened along three sides to afford both privacy and security. This very versatile unique home includes generous well-proportioned rooms, ideal for two generation needs, well designed and modernised in recent years by the current owners, and providing a special feature of six large double sized bedrooms, and three bathrooms, two being ensuite, and two being re-modelled in 2021 and 2023.

The property also benefits gas heating with panel radiators annually serviced, a stylish and contemporary open plan kitchen and dining room (27'9 x 11'10), added in 2018, CCTV camera surveillance, fob operated electric gates (2016), and PVC double glazed replacement windows and outer doors.

The generous living space includes three super-sized ground floor reception rooms, including a lounge (21'7 x 15'10), a sitting room (16'10 x 14'0), and a living room (15'10 x 13'10). There is also a large entrance reception hall (16'10 x 9'70 approached by a pretty pillared porch, a downstairs cloak room, a cloak hanging area, a large utility room (15'10 x 8'0), and a gallery landing (19'2 x 9'7). Very impressive. special feature are the well-designed gardens, comprising of both a large sun terrace which is approached from both the lounge, the sitting room and the kitchen and dining room, a large centre main lawn, two further sun patios, a pergola, two useful outside workshops and hobbies rooms, and a timber built outside bar/playroom 15' 2" x 8' 8", which has its own log burner.

This imposing modern residence is within walking distance to the village centre of Lisvane, which includes The Black Griffin Inn and Restaurant, a 400-year-old public house standing opposite St Denys Church, a row of local shops including a convenience store. Also within walking distance is the recently opened Llanishen/Lisvane reservoirs with a cafe/restaurant proving delightful walks and water sports, and a little further is Llanishen Railway Station, enabling fast and economic travel to Cardiff Queen Street and Cardiff Central.

Entrance Porch

Open fronted stone pillared porch with slate tiled threshold, tongue and groove under cover roof, ceiling light.

Entrance Reception Hall

16' 10" x 9' 7" (5.13m x 2.92m) Approached via a hardwood panelled front entrance door leading into a spacious main hall with a wide carpeted single flight staircase leading to a gallery landing, high coved ceiling, double radiator, hardwood effect PVC double glazed window with outlooks across the private entrance drive.

Cloaks Hanging Area 4' 5" x 3' 10" (1.35m x 1.17m) Ample space for hanging coats etc and leading to....

Downstairs Cloakroom Modern white suite comprising slim line W.C., shaped mounted wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity unit with white high gloss doors. Porcelain tiled floor, PVC obscure glass double glazed window to side, radiator.





Lounge 21' 7" x 15' 10" (6.58m x 4.83m) Approached via a white panel door leading to a capacious main lounge inset with a Cotswold stone fireplace with a living flame log effect electric fire, white PVC double glazed French doors with side screen windows opening on to and overlooking the large and lovely very private front gardens, high coved ceiling, white PVC double glazed window with a private front drive view, double radiator.

Sitting Room 16' 10" x 14' (5.13m x 4.27m) Independently approached from the entrance hall via a white panel door leading to a sizeable reception room, inset with aluminium double glazed composite bi-folding doors that open on to an undercover sun terrace with patio and lawns beyond forming part of the large and lovely private gardens. Radiator with pretty casement cover, high coved ceiling, large serving hatch opening into the kitchen, further square opening in to....

Kitchen And Dining Room 27' 9" x 11' 10" (8.46m x 3.61m) Well fitted with a comprehensive range of modern stylish contemporary floor and eye level units in light grey with quartz granite work surfaces incorporating a modern sink with chrome mixer taps and drainer, freestanding island unit with quartz granite worktops and breakfast bar, doors and drawers with soft closing fittings, custom made cutlery compartments, integrated wine rack, matching glass fronted eye level display cabinets with glass shelves, deep pan drawers, Rangemaster range cooker with gas hob, two fan assisted electric ovens and a separate grill and one oven has a combined warming facility. Stylish patterned glass splashback with a Rangemaster canopy style extractor hood, integrated fridge freezer, ceramic tiled flooring throughout, high ceiling with coving



and spotlights, contemporary radiator, white PVC double glazed clear glass window with a side garden aspect, independent door to main entrance hall, ample space for a dining table and six chairs, continuous tiled flooring, white PVC double glazed picture windows with a single French door that opens on to and overlooks the large and lovely private level gardens. Further arched PVC double glazed window to side.

Utility Room 15' 10" x 8' (4.83m x 2.44m) A very large utility room, independently approached from the kitchen, fitted with units along two sides with solid granite worktops incorporating a sink unit with vegetable cleaner, mixer taps and drainer, space with plumbing for a dishwasher, space with plumbing for a washing machine, space for the housing of a tumble dryer, space for the housing of a further upright fridge freezer, tiled flooring, high coved ceiling, wall mounted Potterton gas central heating boiler, hardwood effect PVC double glazed window with a side garden aspect, hardwood effect PVC double glazed outer door opening on to the side gardens.

Living Room 15' 10" x 13' 10" (4.83m x 4.22m) Independently approached from the entrance reception hall via a glass panel door with matching side screen windows leading in to a sizeable third reception room, fully carpeted and benefiting a high coved ceiling, a large double radiator and a hardwood effect PVC double glazed window with an outlook that extends across the private gated entrance drive.



Bedroom Six / Living Room 22' 3" x 8' 7" (6.78m x 2.62m) Independently approached from the utility room, a very versatile room having been used as a former granny annex or teenager suite, with ample space for a double bed and a sofa, also approached independently from the entrance drive by a composite part panelled double glazed entrance door with a PVC double glazed window providing independent access from the front driveway. There is access to a roof space, and this very versatile room benefits from.... Ensuite Shower Room 8' 4" x 4' 9" (2.54m x 1.45m) With porcelain tiled floor and walls, large walk-in wet room style shower fully tiled with a clear glass shower screen and a Mira shower unit, shaped wash hand basin with chrome mixer taps and pop-up waste mounted on to a contemporary vanity unit with grey high gloss doors. W.C., air ventilator, chrome vertical towel rail/radiator, high atrium style ceiling with two velux double glazed windows and spotlights, further obscure glass PVC double glazed window opening on to the side gardens.

First Floor Landing 19' 2" x 9' 7" (5.84m x 2.92m) A large first floor landing approached via a single flight staircase, high coved ceiling, radiator, white clear glass PVC double glazed window with outlooks across the private front entrance drive. Built-in linen cupboard with multiple shelving.



Master Bedroom One 20' x 15' 9" (6.10m x 4.80m) Independently approached from the landing via a white panel door leading to a capacious master bedroom inset with three white PVC double glazed windows with front garden and front driveway aspect, and a further window with an elevated view across the entire large and lovely private front gardens. High coved ceiling, radiator, full range of built out full height wardrobes along one wall.

Ensuite Shower Room 10' 2" x 5' 6" (3.10m x 1.68m) With porcelain tiled floor, double size shower with porcelain tiled walls, clear glass shower door and screen, Triton shower unit, W.C., shaped mounted wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity unit with white high gloss doors. Patterned glass PVC double glazed window to rear, high coved ceiling with spotlights, shaver point.

Walk-In Wardrobe 5' 5" x 5' 6" (1.65m x 1.68m) Open to the ensuite, fitted with multiple hanging space and storage shelves, continuous porcelain tiled flooring.

Bedroom Two 15' 10" x 13' 10" (4.83m x 4.22m) Independently approached from the landing via a white panel door leading to a large double size bedroom with high coved ceiling, built out wardrobes, a large radiator and a PVC double glazed clear glass window with a lovely outlook on to the large and lovely private front gardens.



Bedroom Three 14' x 13' (4.27m x 3.96m) Independently approached from the landing via a white panel door, range of built out wardrobes, radiator, high coved ceiling, white PVC double glazed window with a lovely outlook across the charming and private sizeable level enclosed front gardens.

Bedroom Four 16' x 9' 7" (4.88m x 2.92m) Independently approached from the landing via a white panel door leading to a further large double size bedroom equipped with a range of built out wardrobes, a radiator, high coved ceiling, hardwood effect PVC double glazed window with rearward outlook.

Bedroom Five 16' x 12' 4" (4.88m x 3.76m) Approached independently from the landing via a white panel door, hardwood effect PVC double glazed window with outlooks across the private gated entrance drive, high coved ceiling, range of built out wardrobes.

Family Bathroom 9' 5" x 9' 6" (2.87m x 2.90m) A super-size family bathroom, independently approached from the landing via a white panel door, and comprising a modern white suite including a large, oversized panel bath with chrome mixer taps and porcelain tiled splashback, slim line W.C., wide shaped wash hand basin with mixer taps and pop-up waste and a tiled splashback mounted on to a built-out vanity unit. Double size enclosed corner shower with Mira shower unit and clear glass shower doors and screen, ceramic tiled flooring, contemporary and stylish radiator, obscure glass PVC double glazed window to side, high coved ceiling with spotlights.





Outside Entrance Drive

The property benefits from a large 5 - 6 car private gated entrance drive with electronic sliding gates and secure boundary walls leading to a chiefly tarmac parking area with a centre feature slate section, immediate access to the entrance porch and to the side.

Rear Gardens

There is a large and lovely very private fully landscaped level south facing main garden chiefly laid to lawn beyond a full width sun terrace with under cover section, all enclosed by a combination of high brick-built boundary walls surmounted with timber fencing together with further solid screens of laurel trees and garden trees providing a natural screen of privacy and security. The garden includes many extra features, with firstly a log cabin/workshop and craft room.

The craft room is divided into two sections with a measurement of 17' 5" x 7' 6", approached via double glazed double doors from the gardens and equipped with two further sealed double glazed windows and electric power and light. The workshop section is also divided into two area with an overall measurement of 13' x 14' 5", equipped with entrance doors and multiple windows, electric light and electric power. Also within the garden is a charming pergola with decked flooring and ample space for a large patio table and six chairs with a flexible canvas roof cover and strategic outside lights leading on to a further decked sun terrace with additional space for a garden patio suite.

In addition, there is a timber built social room/bar which measures 15' 2" x 8' 8" with a pitched roof, electric power, side bar area, log burning cast iron stove, entrance door and two sealed double-glazed glass and leaded light windows. Very versatile and ideal for outdoor socialising. Also, within the garden there are two garden sheds - one being a small summer house but being used for storage, and sections of the garden are finished in bark and inset with a glorious cedar tree and a concealed back garden seat. Throughout the garden there are electric lights and a garden gate providing direct access on to the front drive.

The gardens lead to a side garden area with access directly into the utility room, and the side garden also houses a further craft room/storage shed measuring 11' 2" x 4' 9" also equipped with an entrance door and PVC double glazed windows together with an air ventilator and electric power and light. Also within the side garden is a further timber built potting shed/storage. This is approached directly from the side garden which is again directly approached from the utility room and is equipped with its own entrance door and glass windows. A fascinating garden with lots of strategically placed patios all affording a very high level of privacy and security.



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