



5 2 5

2 The Oaks Mill Road, Lisvane, Cardiff, CF14 0XJ.

£1,175,000

 **peter  
alan**

02920 618552  
llanishen@peteralan.co.uk







A truly unique capacious detached five bedroom double fronted family residence, built in 1986, extensively modernised and improved in 2021, and occupying a magnificent position, fronting a private and gated close, comprising just three detached houses, tucked away in the corner, yet well placed conveniently off a private road approached from Mill Road Lisvane. This very impressive family home provides comfortable living space for a large growing family, with the options for second generation living needs, providing a powerful 3540 square feet of very versatile accommodation.

The truly beautiful, manicured surrounding gardens enjoy a rare sense of both peace and privacy, and the large generous private parking provides space for four-five cars plus a detached garage.

This stunning modern home, is constructed with brilliant white alpine rendered external elevations, inset with white PVC double glazed windows, all beneath a NEW SLATE PITCHED ROOF, completed in 2021.

The stylish and contemporary living space comprises two exceptional open plan living areas, including a Lounge/Dining Room/Family Room 34' 8" x 26' 4", a Games Room 19' 7" x 18', a Snug 12' 8" x 11', a down stairs cloak room with a stylish modern suite, a super-sized utility room 16' 7" x 7' 3", a generous boot room 22' 4" x 6' 6", a stunning well fitted modern contemporary fully fitted kitchen and breakfast room 18' 2" x 14', and a magnificent Entrance Reception Hall 16' x 13'.

The property includes gas heating with a modern gas boiler 2019, impressive solid oak floors, stylish internal doors, high gloss units within the kitchen breakfast room, and within the lounge, dining room and family room there is versatile modern living space, perfect for a contemporary family with departmentalised living areas for both a large dining table and eight chairs, a further lounge with space for multiple sofas, and an additional family area with space for full size three seater sofas and a contemporary log burner with stone fireplace. Sliding PVC double glazed patio doors open on to a very private and beautifully landscaped sun terrace with stylish patio and under cover outdoor kitchen with split faced stone borders and granite worktops and space for a barbecue.

Throughout this living area there are elegant cornice ceilings, six velux double glazed windows providing an abundance of natural light, further matching PVC double glazed sliding patio doors with side screen windows that overlook and open on to the very private rear gardens, a further PVC double glazed window with a rear garden outlook, and four large double radiators. The flooring is partly carpeted within the family area the remaining is finished in stunning solid oak and this amazing open plan living space has independent access to both the kitchen and the entrance hall via contemporary pine panel doors.

The first floor comprises a bright and airy central landing with access to five generous double sized bedrooms, and two superb bathrooms are finished to a high specification (Roca and Villeroy Boch) fitting, one being en-suite to the master bedroom.

A superb residence is an exceptional location. Must be seen!







### Entrance Reception Hall

16' x 13' ( 4.88m x 3.96m ) Approached via a composite double glazed contemporary style front entrance door with an obscure glass PVC double glazed side screen window with an additional clear glass matching window to front, limestone tiled flooring throughout, high cornice ceiling with spotlights, wide carpeted open tread spindle balustrade returning staircase with half landing, main landing and large velux double glazed window providing an abundance of natural light, radiator. Under stair cloaks hanging cupboard.

### Downstairs Cloakroom

Modern Roca suite in white comprising shaped mounted wash hand basin with chrome mixer taps, pop-up waste and granite surround with splashback, full height mirrors, vanity unit, horizontal contemporary radiator, slim line W.C., limestone tiled floor, porcelain tiled walls, PVC double glazed obscure glass window with granite windowsill, high ceiling with spotlights.

### Snug

12' 8" x 11' (3.86m x 3.35m) Approached from the entrance hall via a glass panelled pine panel door leading to a very versatile reception room perfect as a snug or home office, with stylish flooring, double radiator, high coved ceiling and a large box bay window with PVC double glazed units with outlooks on to the private frontage gardens.



### Lounge/Dining Room/Family Room

34' 8" x 26' 4" (10.57m x 8.03m ) A truly capacious and versatile modern living space perfect for a contemporary family with departmentalised living spaces for both a large dining table and eight chairs, a further lounge with space for multiple sofas, and an additional family area with space for full size three seater sofas and a contemporary log burner with stone fireplace. Sliding PVC double glazed patio doors open on to a very private and beautifully landscaped sun terrace with stylish patio and under cover outdoor kitchen with split faced stone borders and granite worktops and space for a barbecue. Throughout this living area there are elegant cornice ceilings, six velux double glazed windows providing an abundance of natural light, further matching PVC double glazed sliding patio doors with side screen windows that overlook and open on to the very private rear gardens, a further PVC double glazed window with a rear garden outlook, and four large double radiators. The flooring is partly carpeted within the family area the remaining is finished in stunning solid oak and this amazing open plan living space has independent access to both the kitchen and the entrance hall via contemporary pine panel doors.

### Kitchen

18' 2" x 14' ( 5.54m x 4.27m ) Well fitted along three sides with an extensive range of modern floor and eye level units with high gloss doors and slim line handles and double thick quartz granite worktops incorporating a central island unit with four sided breakfast bar and storage floor units, glass fronted eye level display cabinets, integrated wine rack,



multiple soft closing doors and drawers with custom made cutlery compartments, integrated Kenwood range cooker with five ring gas hob including wok burner with glass splashback and a canopy style extractor hood with glass surround, pull out spice shelves, deep pan drawers with further custom made cutlery compartments, ample space for a large American style fridge freezer, integrated Caple microwave, further double width granite work surfaces to the rear of the kitchen incorporate a stainless steel sink with a powerjet mixer tap, vegetable cleaner and a granite drainer, integrated Neff dishwasher, granite splashbacks throughout, large PVC double glazed clear glass window with granite window sill and outer single double glazed French door open on to and overlook the sizeable private rear gardens. Porcelain tiled floor throughout, double radiator, ceiling with multiple spotlights, two velux double glazed additional windows providing an abundance of natural light, stylish chrome finished light switches and power points throughout.

### Utility Room

16' 7" x 7' 3" (5.05m x 2.21m ) Well fitted with a matching range of high gloss floor and eye level units with slim line handles, laminate worktops a further deep sink unit with mixer taps, vegetable cleaner and drainer, space for the housing of a tumble dryer, space for the housing of a washing machine, retro tiled walls with chrome light switches and power points, continuous porcelain tiled flooring. Double radiator, cornice ceiling with spotlights, two separate sets of matching PVC double glazed French doors with integrated blinds open onto and overlook the rear gardens. Large walk-



in storage cupboard/linen cupboard with cornice ceiling with spotlights and mounted electric radiator enclosed by stylish contemporary pine panel doors.

### Games Room

19' 7" x 18' ( 5.97m x 5.49m ) Independently approached from the entrance reception hall, a truly amazing reception room with many versatile uses, currently a home office and a music room but perfect as a games room, equipped with multiple PVC double glazed windows with outlooks across the private front entrance drive together with a square bay window with PVC units and clear glass, two double radiators, coved ceiling with multiple spotlights, built-in large cloaks hanging cupboard/boot room. Stylish chrome finished light switches and power points throughout.

### Utility Room Two

22' 4" x 6' 6" ( 6.81m x 1.98m ) Another fantastic storage room with additional high gloss floor and eye level units with slim line handles and laminate worktops which incorporate a stainless steel sink with mixer taps and drainer, retro tiled walls, chrome effect power points, double radiator, ceramic tiled flooring throughout, PVC door providing independent access to the front drive, additional PVC outer door providing access directly to the rear gardens.

### First Floor Landing

Approached via a wide carpeted open tread returning spindle balustrade staircase leading to a half landing and main landing with large velux double glazed window providing



extra natural light. Central landing area with access to the roof space. Double radiator.

### Master Bedroom One

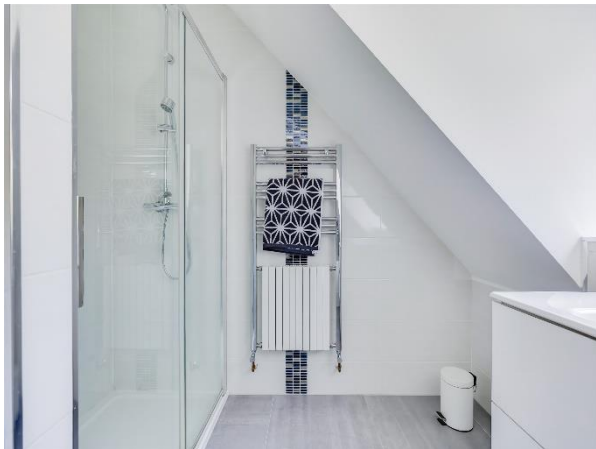
18' 7" x 15' ( 5.66m x 4.57m ) Independently approached from the landing via a traditional style panel door leading to a generous master bedroom with a clear glass PVC double glazed window with private outlooks across the private front gardens and drive and over the surrounding area, stylish Japanese style full height wardrobes along two walls provide extensive storage space, whilst this master bedroom benefits from two radiators and a ceiling with multiple spotlights.

### Ensuite Bathroom

13' 9" x 7' ( 4.19m x 2.13m ) Luxurious white suite with porcelain tiled walls and porcelain tiled floor comprising large oversized bath with chrome mixer taps and pop-up waste and vanity shelf, large Villeroy Boch mounted wash hand basin shaped with chrome mixer taps, pop-up waste and built out vanity drawers, Villeroy Boch wall mounted slim line W.C., super sized and uniquely styled large walk-in contemporary wet room style shower with mosaic tiled water barrier floor and porcelain tiled walls, integrated vanity shelf, obscure glass PVC double glazed window with porcelain tiled sill with rear aspect, further obscure glass PVC double glazed window to rear, ceiling with spotlights, two stylish contemporary chrome vertical towel rail/radiators.







**Guest Bedroom Two**

19' 7" x 20' 1" ( 5.97m x 6.12m ) Independently approached from the landing via a white traditional style door leading to a further generous double size bedroom equipped with two velux double glazed windows each with blackout blinds with a rear garden aspect, further front facing clear glass double glazed window with outlooks across the private frontage gardens and drive with pleasing outlooks across the surrounding area, double radiator.

**Bedroom Three**

15' x 10' 10" (4.57m x 3.30m) Independently approached from the landing via a white traditional style panel door, front facing clear glass PVC double glazed window benefits elevated outlooks across the private sun terrace, the entrance drive and over the surrounding area. This double size bedroom is also equipped with a full range of panel and mirror fronted modern contemporary wardrobes along one wall including a dressing table. Double radiator.

**Bedroom Four**

11' 4" x 13' 6" ( 3.45m x 4.11m ) Independently approached from the landing via a white traditional style panel door leading to a further double size bedroom with a front facing PVC double glazed clear glass window with a pleasing rear garden outlook, double radiator, fully fitted range of contemporary mirror fronted and white panel wardrobes along one wall which incorporates a dressing table with multiple drawers, ceiling with spotlights.

**Bedroom Five**

15' x 7' 9" (4.57m x 2.36m) Independently approached from the landing via a white traditional style panel door leading to a further double size bedroom inset with a front facing clear glass PVC double glazed window with elevated outlooks across the private front drive and sun terrace gardens extending over the surrounding area, radiator, full height opens fronted contemporary built out wardrobe with multiple hanging space. Ceiling with spotlights, one wall finished with full height mirrors.

**Family Bathroom**

10' x 7' 9" (3.05m x 2.36m)

Independently approached from the landing via a white traditional style panel door, luxurious white Roca suite with stylish ceramic tiled walls and floor comprising large panel bath with chrome mixer shower fitments, chrome mixer taps and pop-up waste, mounted Roca W.C. with concealed cistern (Geberit), wall mounted shaped wash hand basin with chrome mixer taps, pop-up waste and built out vanity drawers, separate double size contemporary shower with ceramic tiled walls, chrome fittings including waterfall fitment and separate hand fitment, clear glass sliding shower door and screen, two stylish chrome vertical radiators/ towel rails, front facing obscure glass PVC double glazed window to rear, chrome wall mounted shaver point.

**Outside Private Entrance Drive**

2 The Oaks forms part of an exclusive gated cul-de-sac comprising three substantial dwelling homes, the entrance drive is approached from this private road and is finished in block paving providing parking for four cars, enclosed for privacy by thick screens of conifer trees and approached via a wide entrance with a Victorian style outside streetlight.

**Garage**

18' 7" x 9' (5.66m x 2.74m) Detached single garage with modern roof, electronically controlled fob operated up and over front entrance door and electric pow and lighting with additional courtesy door approached from the private front terrace. Clear glass PVC double glazed window at the back of the garage that overlooks the outdoor kitchen. access to a useful attic space storage area, multiple power points together with an electric wall heater.

**Private Front Terrace**

Very private totally secluded beautifully landscaped with multiple patios together with an undercover outdoor kitchen with space for a barbecue with split faced stone borders.

**Rear Garden**

Very private and chiefly laid to lawn fully enclosed to afford maximum privacy and security by high timber fencing together with a thick screen of conifer trees to the rear. This good size rear garden is totally landlocked providing extensive privacy and security. Outbuildings include a stone-faced garden shed with interlocking tiled roof and a large walk-in storeroom neatly concealed to the side housing an Ideal Logic Max S30 combination boiler together with the consumer unit. The lawn is beyond a paved sun terrace with raised stone borders and multiple outside lights, water tap.

**Outdoor Kitchen**

10' 8" x 10' 5" (3.25m x 3.17m) Solid granite work surfaces with split faced stone walls, space for the housing of a barbecue together with outdoor lighting and a pillared entrance.

**Side Garden**

Enclosed with a timber gate providing access from the rear garden to the front garden sun terrace.

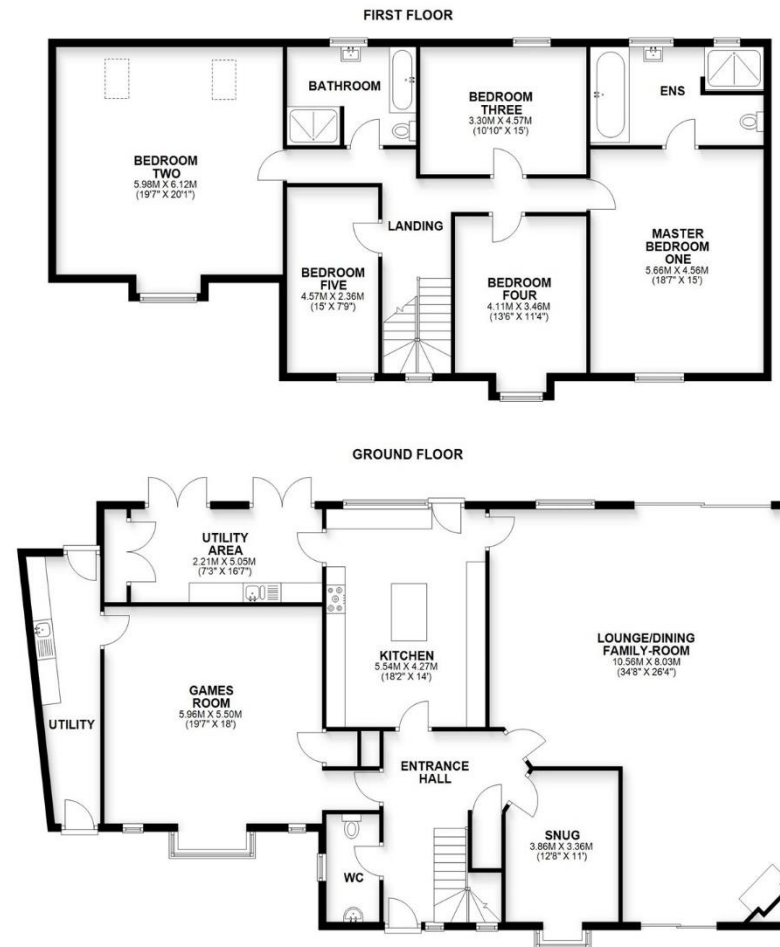






02920 618552

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.

