

 5  2  2

6 Ivydale, Lisvane, Cardiff, CF14 0RT.

Offers over £650,000

 **peter
alan**

02920 618552
llanishen@peteralan.co.uk



A truly stunning five-bedroom, two-bathroom, double fronted detached residence, constructed circa 1985, with elevations in facing brick inset with NEW WHITE PVC GEORGIAN STYLE DOUBLE GLAZED WINDOWS (2023), all beneath a NEW PITCHED MANUFACTURED SLATE ROOF completed in 2023. This exceptional home has been totally renovated throughout and occupies a delightful quiet position fronting a select small quiet close, away from passing traffic, yet well placed within walking distance to Lisvane Railway Station, Cefn Onn Country Park, and the Old Cottage Inn and restaurant. Also with easy access is the highly popular Lisvane Primary school. Within two minutes' walk is the prestigious Coed Y Felin Woods, a beautiful area of protected woodland. This well designed and very versatile living space benefits new tiled floors (stone and porcelain) within the entrance hall, the stylish new (2021) downstairs cloak room, the new Leekes fully fitted spacious kitchen (2021) with stunning quartz Granite work surfaces, a Stoves Range Cooker and a waste disposal unit. these stunning floors are also in the new 2021 Leekes utility room, and the new 2021 Leekes Conservatory. Throughout the living space there are re-plastered walls and ceilings with neutral colour schemes, and the remaining living space to both ground and first floor benefit new contemporary carpets throughout.

There is modern gas heating with panel radiators and a modern Baxi combi boiler, whilst many power points and light switches have been replaced in chrome effect, and in recent years a new modern consumer unit has been installed. Further improvements include new stylish contemporary oak internal panel doors with chrome door handles (2021), a stunning new solid oak spindle balustrade staircase (2021), a new external front bay canopy (2021) with stylish outside lights, a new double width drop kerb entrance (2025),

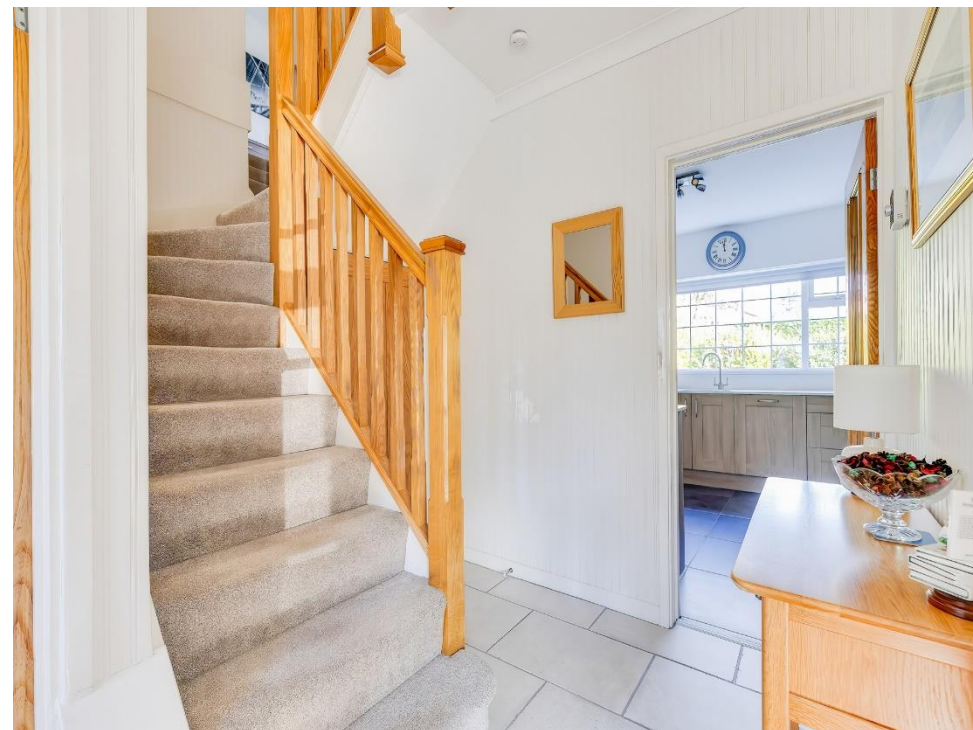
leading to a new block paved four car drive, completed in 2021, a modern intruder alarm, a new stylish paved sun terrace (2021) within the beautiful private fully enclosed level rear gardens. The property provides 1085 square feet, and the accommodation comprises a generous entrance reception hall, a down stairs cloak room, a large kitchen (13'10 x 10'8), a good sized utility room, a front lounge (14'9 x 12'2), open plan to a further dining room, a stunning new conservatory with a tinted clear glass roof, five first floor bedrooms, two with stylish new fitted wardrobes and two superb modern luxury bathrooms, one being ensuite. A fabulous house, with exceptional improvements, in a superb location. Must be seen!

Ground Floor Entrance Porch Open fronted, block paved threshold, porch roof with PVC soffits and spotlights.

Entrance Reception Hall Approached via a composite double-glazed part panelled front entrance door inset with stylish leaded patterned glass upper lights with matching chrome door furniture. With a contemporary stone tile floor, double radiator, high coved ceiling, wide carpeted solid oak returning spindle balustrade staircase leading to the first-floor landing, with a very useful large under stair cloaks hanging cupboard with light. All ground floor doors are contemporary oak with chrome door handles.

Downstairs Cloakroom

5' 9" x 5' 7" (1.75m x 1.70m) Stylish contemporary modern white suite with continuous stone tile floor and ceramic tile walls comprising slim line wc, shaped mounted wash hand basin with chrome mixer taps, pop up waste, and two built out vanity drawers in white with chrome trim and high gloss fronts. Stylish chrome vertical towel rail/radiator, high ceiling, PVC Georgian style double glazed patterned glass window to front.





Kitchen 13' 10" x 10' 8" (4.22m x 3.25m) Beautifully fitted along three sides with an extensive range of recently installed stylish and contemporary floor and eye level units with panelled fronts and chrome handles beneath quartz granite work surfaces with matching quartz granite splashback. Clearwater sink with vegetable cleaner, mixer taps and granite drainer, chrome button operated food disposal insinkerator. Richmond Deluxe range cooker with a five-ring gas hob including wok burner, two integrated ovens and combined grill, warming drawer, granite full sized splashback with a Stoves canopy style extractor hood. Integrated Neff dishwasher, all doors and drawers are soft closing, custom made cutlery compartments, corner carousel units, glass fronted eye level display cabinets with glass shelves and internal lights, walls partly finished in a contemporary tile surround, fully tiled floor, stylish vertical radiator, housing space for an American style fridge freezer, wide Georgian style PVC double glazed clear glass window with a delightful and pleasing rear garden outlook.

Utility Room 7' 9" x 7' 4" (2.36m x 2.24m) Approached independently from the kitchen via a white oak glass panel contemporary internal door with chrome handles, leading to a full sized utility room with matching new stylish floor and eye level units together with panel fronts, slim line handles and quartz granite work surfaces incorporating a Clearwater sink with mixer taps and granite drainer, matching granite splashback, matching tile surround. Housing space for a washing machine, housing space for a tumble dryer, housing space for a wine cooler. Wall mounted Baxi gas fired central

heating boiler, electric wall heater, high ceiling, Georgian style PVC part panelled double glazed outer door opening onto a sandstone patio terrace with the rear gardens beyond, light oak contemporary panelled internal door with chrome handles directly leading into the garage.

Front Lounge 14' 9" x 12' 2" (4.50m x 3.71m) Approached via a contemporary oak panel door from the entrance hall, this principal reception room benefits a wide and pretty bow window with Georgian style PVC double glazed units many with tilt and turn with outlooks onto the quiet frontage close. Chrome light switches and power points, large double radiator, square opening leading to...

Dining Room 11' 7" x 10' 10" (3.53m x 3.30m) A well designed and sizeable dining room also providing independent access with a glass panel white oak door into the kitchen, together with further double-glazed sliding patio doors that open into the conservatory. The dining room benefits a double radiator and again chrome effect power points and light switches. Coved ceiling.

Sun Lounge Conservatory 11' 6" x 10' 10" (3.51m x 3.30m) A very impressive conservatory constructed with a cavity brick plinth outer wall, surmounted with white PVC double glazed clear glass windows enjoying outlooks across the whole of the rear gardens, and inset with a PVC double glazed clear glass French door that opens onto a sandstone sun terrace, all beneath a tinted glass pitched roof. Porcelain tiled flooring, electric power and ceiling light, contemporary and stylish electric wall heater.

First Floor Landing Approached via a very impressive and remodelled solid oak spindle balustrade carpeted staircase returning to a half landing and two further main landings, access to the roof space via a drop-down ladder, ornate coved ceiling, large built in former airing cupboard complete with shelving and radiator enclosed by stylish oak panelled contemporary doors with chrome door handles.

Bedroom One 17' 8" x 7' 9" (5.38m x 2.36m) Approached independently from the landing via a contemporary oak panelled door with chrome door handles leading to a double sized bedroom equipped with a large radiator and a Georgian style PVC double glazed tilt and turn window with integrated blinds and outlooks across the private rear gardens. Stylish chrome light switches.

En Suite Bathroom Approached independently from bedroom one via a contemporary oak panelled door leading to a stunning luxurious en suite bathroom, fully tiled floor to ceiling and comprising panel bath with chrome mixer taps, chrome pop up waste and chrome shower unit with glass shower screen, stylish vertical towel rail/radiator, wall mounted wc with concealed cistern, wall mounted shaped wash hand basin with mixer taps and pop up waste and two built out vanity drawers in white high gloss. Tile flooring, ceiling with spotlights and mood lighting, air ventilator, patterned glass PVC Georgian style double glazed window to front.



Bedroom Two 12' 10" x 12' 3" (3.91m x 3.73m)

A further double sized bedroom approached independently from the landing via a contemporary oak panelled door with chrome door handles. Beautifully fitted and stylish new full height wardrobes along one wall with white high gloss doors and slim line handles with pelmet lights. PVC Georgian style double glazed window with integrated blinds enjoying a pleasing garden outlook. Radiator.

Bedroom Three 13' x 11' (3.96m x 3.35m) Also fitted with stylish new wardrobes with mirror fronted doors, hanging space, integrated drawers and multiple storage shelves. This room is a further double sized bedroom approached independently from the landing via a contemporary oak panelled door. Ornate coving, radiator, PVC Georgian style double glazed window with integrated blinds enjoying a pleasing rear garden outlook.

Bedroom Four 11' x 7' (3.35m x 2.13m) Approached independently from the landing via a contemporary oak panelled door, radiator, PVC double glazed Georgian style window with outlooks across the quiet frontage close, stylish chrome effect power points and light switches.

Bedroom Five 8' 7" x 8' 2" (2.62m x 2.49m) Approached independently from the landing via a contemporary oak panelled door with stylish chrome door handles, coved ceiling, chrome effect light switches and power points, radiator, double glazed Georgian style PVC window with outlooks across the quiet frontage close.

Family Shower Room 9' 7" x 5' 10" (2.92m x 1.78m) Approached independently from the landing via a contemporary oak panelled door with stylish chrome door handles leading to a stunning and luxurious modern



contemporary shower room with fully tiled walls and porcelain tiled floor comprising triple length stylish shower with ceramic tiled walls and a centre statement wall finished in solid porcelain tiles. Chrome waterfall shower fitment with separate chrome hand fitment, chrome fittings, clear glass shower screen, wc with concealed cistern, large, shaped wall mounted wash hand basin with chrome mixer taps and pop-up waste and a built-out vanity drawer. Stylish chrome vertical towel rail/radiator, ceiling with spotlights, air ventilator, obscure glass PVC double glazed window to front.

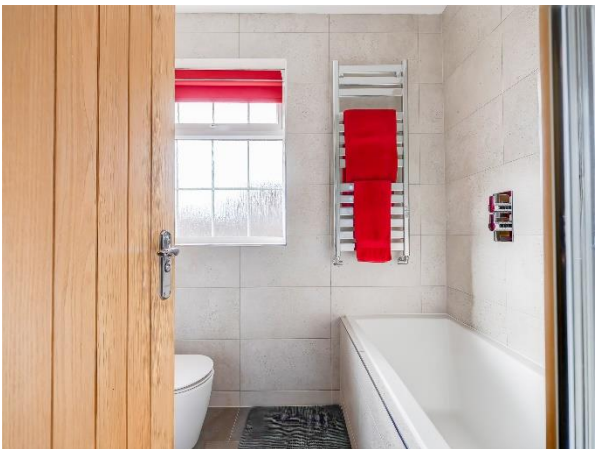
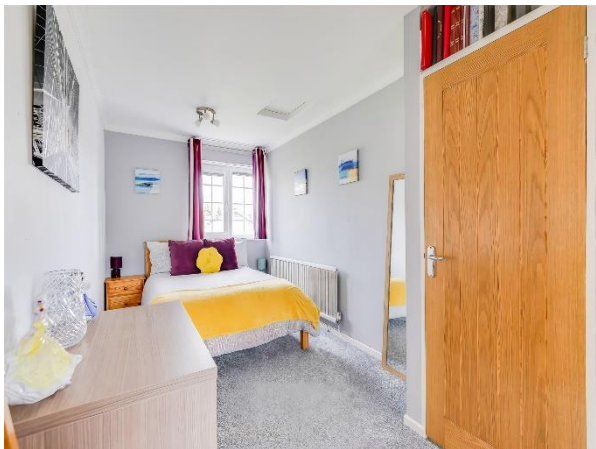
Outside Front Entrance Drive Both the front entrance drive and the main section of the front garden now comprises of a fully block paved private off street vehicle driveway with space for three to four cars approached via a new double width dropped kerb. This driveway enjoys privacy by means of a screen of conifer hedgerow on one side and laurel trees to the front and second side.

Garage 16' 2" x 7' 10" (4.93m x 2.39m) Integral single garage approached via an up and over door, equipped with electric power and light and a courtesy door that leads directly into the utility room.

Rear Garden

Beautifully private level and sunny, partially laid to lawn beyond a large L shaped sandstone patio terrace which enjoys maximum privacy. The garden is level and fully enclosed, screened for privacy and security by a combination of timber fencing and low brick-built boundary walls, screened further by mature hedgerow and borders of shrubs and plants along three sides. Outside light. Outside water tap. Side garden gate with matching sandstone pathway providing access to the front of the property. power points.

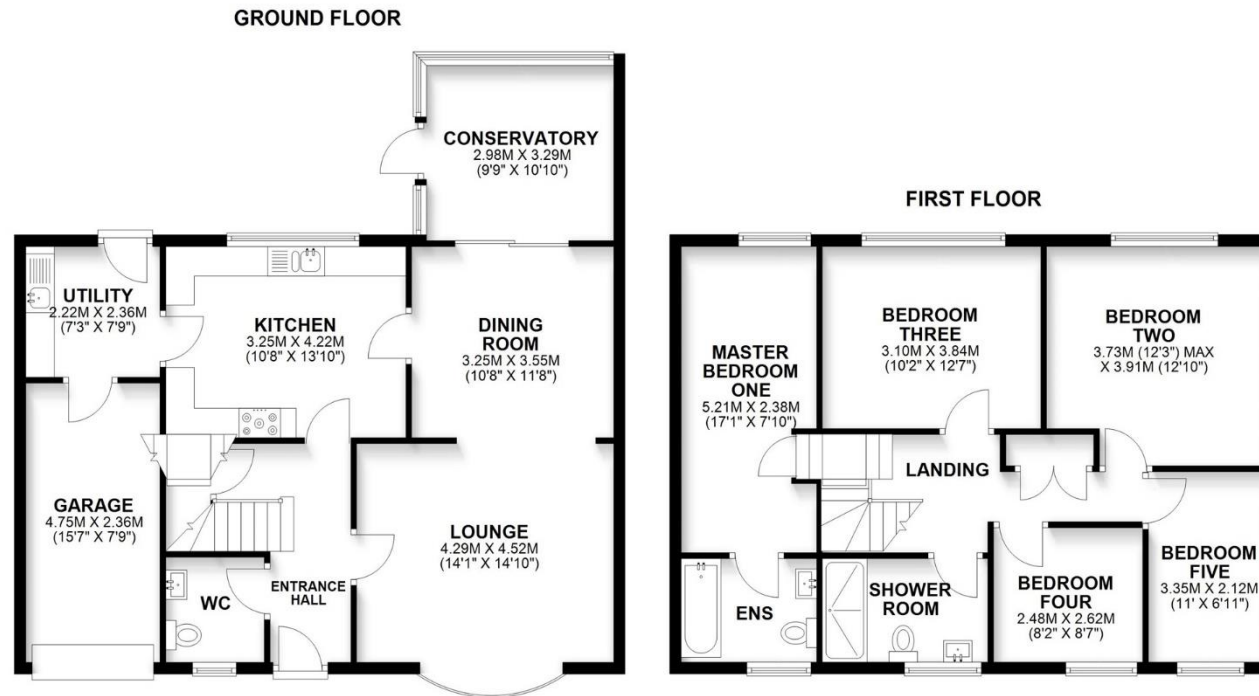






02920 618552

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.

