



27 Chartwell Drive, Lisvane, Cardiff, CF14 0EZ.

£650,000

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A beautifully modernised and maintained detached four bedroom double fronted house, built circa 1979 by Messrs Carlyle Property Development, completed with a 10-year N H B C guarantee, constructed with elevations in facing brick, inset with reliefs of white smooth render, all beneath main and secondary pitched tiled roof coverings. This impressive greatly improved home occupies a fine prominent corner position, with extensive level enclosed sunny gardens, and fronting quiet and select Chartwell Drive, just a few minutes' walk to Lisvane Village Centre. The large and lovely gardens allow scope for extension, with plans submitted and granted in 2010.

The planning was for a kitchen side extension, and a rear extension to be added behind the garage, as well as a first-floor extension above the double garage. Plans are available for inspection if required.

Recent improvements include a large and impressive open plan lounge and dining room (2016), a new Worcester Combi Boiler (Installed in 2018), a replacement electrical consumer unit installed in 2018, a new stylish modern family shower room installed in 2018, a modern stylish re-modelled family sized ensuite bathroom (2013), and white PVC double glazed replacement windows added circa 2012. Further improvements include a new electrical car charger point added in 2022, whilst the totally enclosed and sizeable corner plot gardens were professionally landscaped in 2019.

This very spacious and well-designed family home is located at the far end of quiet Chartwell Drive, well away from passing traffic, ideal for a growing family, and providing 1740 square feet.

The accommodation comprises an entrance porch approached via a composite contemporary grey panelled front entrance door inset with double glazed obscured glass centre windows, an entrance hall with a understair cloaks hanging cupboard, and a wide returning staircase with a half landing and a full height window leading to a first floor, a downstairs cloak room with a modern white suite, a large fitted kitchen, an open plan lounge and dining room (29'4 x 13'7), a separate home office-study, whilst on the first floor there are four double sized bedrooms and two bathrooms. Outside a private hard concrete off street vehicular entrance drive providing parking for at least two cars potentially more, leads to an attached double garage (18'10 x 16'2), approached via an electrically controlled fob operated electric double up and over door leading to a well-proportioned double garage with courtesy door opening into the rear gardens, and an open pitched roof storage space providing additional storage space for kayaks, canoes, bikes etc.

A super home in a lovely quiet location. Must be seen!

**Lisvane** Lisvane Llanishen Railway Station is within easy walking distance from Lisvane Road, connecting with Cardiff Queen Street and Cardiff Central Stations. The property is located only a short distance from Coed-y-Felin which comprises about 16 acres of semi ancient and mixed natural woodland in the heart of Lisvane, sandwiched between Heol Cefn Onn (the main entrance), Clos Llysfaen, Ivydale, Ridgeway and Millrace Close, with entrances in each. The property is well placed with walking distance to the Treetops Play Group and Lisvane Nursery is 1 Mile away. Lisvane is one of the most desirable areas of North Cardiff. Facilities include a Pharmacy, a local village Shop, hairdressers, a community cabin library, a park and ride, a Generation Dyslexia School, a parish church, a scout hall and a community/village hall. Lisvane cricket





club is based at Polymath in nearby St Melons. Secondary schools locally include Corpus Christie Catholic High School on TY Draw Road and Llanishen High School on Heol Hir. There is also an active community association with 29 affiliated groups and the Panthers.

**Ground Floor Entrance Porch** Approached via a composite contemporary grey panelled front entrance door inset with double glazed obscured glass centre windows opening into a front porch with a tiled threshold, coved ceiling and ceiling light.

**Entrance Hall** Central Hall approached via a glass panelled entrance door leading to a central hallway with double radiator, coved ceiling, under stair cloaks hanging cupboard, and a wide returning staircase with a half landing and a full height window leading to a first floor.

**Downstairs Cloakroom** Modern white suite comprising WC with pedestal wash hand basin with chrome taps, patterned glass PVC double glazed window to side, coved ceiling, radiator with thermostatic valve.

**Study** 8' 5" x 6' 9" (2.57m x 2.06m) Independently approached from the landing via a white traditional style panelled door, a very useful reception room, perfect as a home office or study, inset with a white PVC double glazed replacement window with an outlook onto the quiet frontage close, and equipped with a radiator and coved ceiling.



**Lounge And Dining Room** 29' 4" x 13' 7" (8.94m x 4.14m) A very spacious open plan lounge and dining room, still retaining two independent white panel doors both leading into the entrance hall, formerly two rooms, knocked through in recent years to provide a wonderful social space, inset with a contemporary fireplace with marble hearth, surround and coal effect gas fire, PVC double glazed picture window with a rear garden outlook, further PVC double glazed window to front with outlooks onto the quiet frontage close, two double radiators, white PVC double glazed sliding patio doors open onto a sizeable side garden leading directly onto the rear garden.

**Kitchen/Breakfast Room** 14' 3" x 10' 5" (4.34m x 3.17m) Well fitted along three sides with a modern range of white panel fronted floor and eye level units with granite worktops incorporating a modern sink unit with mixer taps, vegetable cleaner and drainer, integrated four ring Neff electric hob beneath a canopy style extractor hood, walls part ceramic tiled, stylish chrome power points and light switches, integrated fan assisted electric oven, integrated grill, integrated microwave oven. Space with plumbing for a washing machine, space for the housing of a large American style fridge freezer, tiled flooring throughout, corner granite breakfast bar, integrated Kenwood dishwasher, white PVC double glazed window with a pleasing rear garden view, coved ceiling, PVC double glazed French doors that open onto a further enclosed private side garden leading then onto the rear gardens.



**First Floor Landing** Large full height PVC double glazed clear glass window with an outlook across the side garden and out onto the quiet frontage close. Coved ceiling, large access to roof space, built in forming airing cupboard now a linen cupboard housing a Worcester gas combi central heating boiler.

**Master Bedroom** 17' 2" x 10' 5" (5.23m x 3.17m) Independently approached from the landing via a white traditional style panelled door, coved ceiling, double radiator, PVC double glazed window with a pleasing rear garden outlook. Built in single full height wardrobe and multiple shelves.

**En Suite Bathroom** 7' x 6' 9" (2.13m x 2.06m) White Heritage suite with walls fully ceramic tiled and vinyl flooring, comprising large, oversized bath with chrome mixer taps and chrome mixer shower fitment, shaped pedestal wash hand basin with chrome taps, w.c with chrome handle, coved ceiling, chrome vertical towel rail/radiator, patterned glass PVC double glazed window to rear.

**Bedroom Two** 13' 6" x 9' 1" (4.11m x 2.77m) Independently approached from the landing via a white traditional style panelled door leading to a sizeable double bedroom, equipped with an additional full height deep built in wardrobe measuring 2 ft 1 depth x 7 ft 2 width, all useful additional storage space with white doors with chrome door handles, PVC double glazed window with outlooks onto the quiet frontage close, coved ceiling, double radiator.



### **Bedroom Three** 10' 5" x 10' 3" (3.17m x 3.12m)

Independently approached from the landing via a white traditional style panelled door leading to a further large double sized bedroom with a white PVC double glazed window with outlooks onto the quiet frontage close, coved ceiling, double radiator. Extensive wardrobe space built in measuring 6 ft 10 width x 2 ft 1 depth with multiple hanging space and white enclosed doors all additional storage space to the room measurements.

**Bedroom Four** 13' 7" x 7' 2" (4.14m x 2.18m) White panel door independently approached from the landing leading to an entrance recess incorporated within the measurement, white PVC double glazed window with a side garden outlook, radiator, coved ceiling, further useful single built in wardrobe measuring 3 ft 10 width x 2 ft depth again additional storage space to the room measurement enclosed via a white panel door.

**Family Bathroom** Stylish contemporary modern white shower room with porcelain tiled walls and porcelain tiled floor comprising large double size corner shower with chrome shower fittings including waterfall fitment and separate hand shower fitment, clear glass sliding shaped doors and clear glass shower screen, chrome vertical towel rail/radiator, shaped wash hand basin with mixer taps, pop up waste and built out vanity unit with high gloss doors and slim line chrome handles. Slim line wc, patterned glass PVC double glazed window to side, ceiling with spotlights, air ventilator, approached from the landing independently via a white traditional style panel door.



### **Outside Front Garden**

Beautifully stocked and landscaped finished in stone inset with multiple shrubs and plants affording a natural screen of privacy.

**Private Entrance Drive** Private hard concrete off street vehicular entrance drive providing parking for at least two cars potentially more, leading to...

### **Double Garage** 18' 10" x 16' 2" (5.74m x 4.93m)

Approached via an electrically controlled fob operated electric double up and over door leading to a well-proportioned double garage with courtesy door opening into the rear gardens, and an open pitched roof storage space providing additional storage space for kayaks, canoes, bikes etc. Electric power and light throughout.

**Rear Gardens** The property occupies a corner plot with additional side gardens together with the standard rear garden, it's fully landscaped for total maintenance free, and comprising a large astro turf lawn with railway sleepers as borders, all beyond modern contemporary sun patio terraces, which continue to one side of the property and equipped with a garden gate with access to the front. Also within the rear garden is a raised decked sun terrace with a spindle balustrade surround, the entire garden enjoys maximum privacy and security by a combination of high timber fencing, secure brick-built boundary walls with mounted trellising and outside wall lights. Outside power points, outside water tap, outside flood light with sensor.







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