



4 Ivydale, Lisvane, Cardiff, CF14 0RT

£550,000 Freehold

pa black



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An imposing detached double fronted modern four bedroom stylish house, built circa 1970, occupying a charming position, set back with private level sunny gardens, and fronting a quiet residential road, away from busy passing traffic.

This truly stunning home has been extensively modernised by the current owner in recent years, with great attention to both quality and detail, tastefully added and sympathetically considered through the many improvements.

Designed with a Neo Georgian appearance, this stunning versatile detached property would be suitable for a family or a retiring couple requiring easy maintenance living with ample space for grandchildren and guests.

The property includes white PVC replacement double glazed windows and French doors (Circa 2010), gas heating with stylish new radiators and a modern Worcester Bosch Combi boiler installed in 2006 and conveniently located in the attic, modern wiring with a new consumer unit added in 2006, a new porch added in 2005, stylish Travertine tiled floors and a new German Rockwood Composite front entrance door. Further improvements include re-plastered walls and ceilings circa 2007, stylish chrome light switches and power points, oak contemporary panel doors with chrome handles, a superb new down stairs cloak room suite re-modeled in 2010 and fitted with a Villeroy & Bosch vanity unit with Marble wash hand basin, equipped with Pillar taps and floor to wall Marble tiles, stunning!

In 2010 a new family bathroom was added with a stylish Roca suite, with contemporary granite surround and slate tiled walls, whilst also in 2010 a new ensuite shower room was added, fitted with a white Roca suite, a double size shower, and floor to ceiling ceramic tiles with stylish Travertine natural stone trim.

This generous detached property comprises a new entrance porch (11'0 x 5'10), a stylish entrance hall with a returning staircase, a down stairs cloak room, a bright main lounge (14'9 x 14'0), a versatile snug/sitting room with french doors, and a quality fitted open plan modern kitchen and dining room (22'8 x 10'9 increasing to 14'9). The first floor living space comprises four good sized bedrooms, and two bathrooms, one being ensuite. The property also includes a private block paved off street vehicular entrance drive leading to an attached garage, whilst the charming enclosed and level rear gardens were designed and landscaped circa 2014 by Christine Wilson a renowned RHS medal winner. A most impressive detached well improved versatile home.

Within 50 yards are the delightful Coed Y Felin woods providing lovely walks. Coed-y-Felin 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 Llysaen, Ivydale, Ridgeway and Millrace Close, with entrances in each.

Location

The property is well placed within walking distance to Cefn Onn Country Park, the highly popular Old Cottage Inn and Restaurant, Lisvane Railway Station and the highly regarded Lisvane Primary School. Also close by is the Treetops Play Group and Acorns Nursery is 1 Mile away. Lisvane is one of the most desirable areas of both Cardiff and Wales, and up to 2011, had an average house price of £410,000 with many properties in excess of £1,000,000. Lisvane has 3319 residents, and comprising approx of 1700 dwellings. Facilities include a local village shop, hairdressers, a community cabin library, a Pharmacy, a park, a parish church, a war memorial, a scout hall and community/village hall. Lisvane cricket club is based at Llynarthen in nearby St Mellons. 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 Football Club which is a major player in South Wales.





Entrance Reception Porch 11' x 5' 10" (3.35m x 1.78m) Added circa 2005, approached via a stylish high quality composite German manufactured Rockwood style front entrance door inset with pretty leaded double glazed windows and chrome door furniture leading in to a very useful and versatile entrance porch/seating area with Travertine tiled floor, coved ceiling, chrome finished light switch, double radiator, Georgian style replacement PVC double glazed window with outlooks across the private and deep frontage gardens and drive.

Entrance Hall Approached via a contemporary panelled oak entrance door with stylish chrome door handle leading to a central hallway with Travertine tiled flooring throughout, radiator, coved ceiling, and wide contemporary carpeted returning staircase with half landing to first floor. Stylish chrome power points and light switches.

Downstairs Cloakroom Truly stunning stylish and contemporary quality modern white suite circa 2010, comprising a Villeroy and Boch vanity unit with marble basin, pillar taps, bespoke vanity unit in light oak with marble counter tops, W.C. with concealed cistern, quality marble tiled floor and walls, large made to measure wall mirror, marble shelf, air ventilator, coved ceiling, contemporary oak door to hall.



Front Lounge 14' 9" x 14' into a semi-circular bow window (4.50m x 4.27m into a semi-circular bow window) With replacement double glazed PVC Georgian style units with outlooks across a block paved sun terrace with views extending on to a deep private lawned front garden with mature conifer tree screened hedge and a private block paved entrance drive to the right. Stylish chrome finished light switches and power points, stunning Amtico flooring, stylish electric wall fire with oak fronting mantel, coved ceiling, and contemporary oak door with chrome handle to entrance hall.

Snug/sitting Room 11' 8" x 11' (3.56m x 3.35m) Approached from the kitchen and dining room via a contemporary oak panel door with stylish chrome handle, stunning contemporary vertical radiator, stylish Amtico flooring, coved ceiling, white PVC double glazed French doors with chrome furniture opening on to a natural stone landscaped sun patio with award winning designed rear garden beyond.

Kitchen and Dining Room 22' 8" x 10' 9" extending to 14' 8" (6.91m x 3.28m extending to 4.47m) Well fitted oak kitchen providing an extensive range of quality panel fronted floor and eye level units with stylish chrome slim line handles and quartz Galaxy granite work surfaces including a peninsula breakfast bar, inset with a double bowl stainless steel sink with stylish chrome mixer taps and granite drainer, integrated stainless steel Zanussi double oven, fan assisted integrated



grill, integrated stainless steel five ring gas hob including wok burner with black glass surround and Zanussi canopy style stainless steel extractor hood. Glass fronted display cabinets with internal lights and glass shelves, integrated Bosch dishwasher, integrated wine cooler, space saving chrome designed pull out corner carousel units, soft closing doors and drawers throughout, stylish Amtico flooring throughout, stunning contemporary vertical radiator, ample space for the housing of a dining table and four chairs, ceiling with spotlights, electric under floor heating throughout, quartz Galaxy granite splashback and matching window sill with replacement Georgian style PVC double glazed window with matching outer door opening on to and overlooking a most impressive landscaped garden which was designed by Christine Wilson circa 2014, a well-known RHS medal winner. Sliding double glazed patio doors opening on to a natural stone sizeable sun terrace. Internal courtesy door leading in to the garage. Ample space for the housing of an American style fridge freezer.

First Floor

Landing Approached via a wide contemporary carpeted returning staircase with half landing leading to a bright main landing with large PVC double glazed Georgian style replacement window with clear glass side aspect, coved ceiling, balustrade, double size linen cupboard with pine shelving.



Master Bedroom One 10' 7" x 12' 6" (3.23m x 3.81m)

Approached from the landing via a white traditional style panel door with chrome handle, stylish chrome light switch, a double size master bedroom with engineered oak flooring, stylish fitted wardrobes with slim line chrome handles and part glass fronted doors, radiator, Georgian style PVC double glazed replacement window with a pleasing rear garden outlook, coved ceiling.

Ensuite Shower Room Stylish quality contemporary white Roca suite floor to ceiling in ceramic tiles with Travertine natural stone trim, large wall to wall mirror, double size shower tray with clear glass sliding doors and chrome shower unit, stylish chrome vertical towel rail/radiator, shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., PVC double glazed replacement Georgian style window to rear.

Bedroom Two 11' 2" x 10' 9" (3.40m x 3.28m)

Approached from the landing via a white traditional style panel door with chrome handle leading to a further double size bedroom with coved ceiling, radiator, white PVC replacement Georgian style double glazed window with a pleasing rear garden outlook, stylish fitted contemporary wardrobes with sliding doors.

Bedroom Three 11' x 7' (3.35m x 2.13m) Engineered oak flooring, fitted stylish corner wardrobe with glass doors, radiator, chrome finished light switches, white traditional style panel door with chrome handle approached from the landing, replacement PVC double glazed Georgian style window with pleasing outlooks across the private front gardens and travelling down Ivydale providing a more open aspect, coved ceiling.

Bedroom Four 8' 9" x 8' (2.67m x 2.44m) Stylish Amtico flooring, white traditional style panel door with chrome handle to landing, sizeable access to attic approached via a Slingsby ladder. Radiator, coving, replacement PVC Georgian style double glazed window with a pleasing aspect across the private frontage gardens and down Ivydale more of an open aspect than normal.

Family Bathroom Stylish contemporary modern quality white Roca suite comprising a large oversized bath with chrome mixer taps, chrome mixer shower fitment and chrome pop-up waste, granite surround with matching granite shelf and step with mood lighting, walls finished with oversized ceramic tiles and border tile, one wall being a statement slate tiled wall. Stylish chrome vertical towel rail/radiator, slim line W.C., wash hand basin with chrome mixer taps and pop-up waste with granite surround, large wall to wall mirror, PVC double glazed Georgian style replacement window with pleasing outlooks across the private front gardens.

Outside

Entrance Drive Private block paved off street vehicular entrance drive leading to an attached garage.

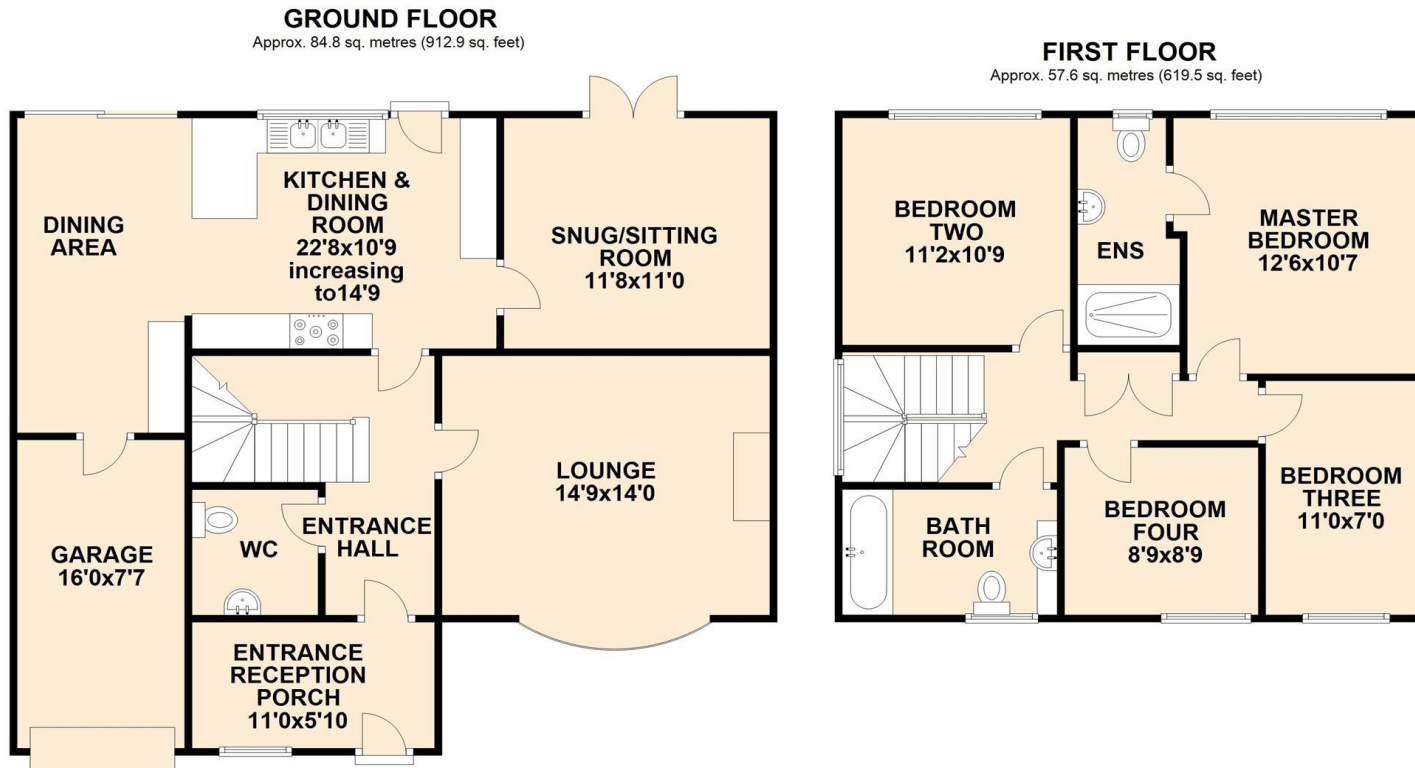
Front Garden Particularly deep and private chiefly lawned front garden edged with borders of shrubs and plants, beyond a block paved sun terrace all enclosed by mature screens of conifer hedgerow providing maximum privacy and security.

Garage 16' x 7' 7" (4.88m x 2.31m) Single garage with modern up and over door, electric power and light, white traditional style panel courtesy door with chrome handle leading in to the kitchen and dining room.

Rear Garden An impressive rear garden, designed and landscaped circa 2014 by Christine Wilson a renowned RHS medal winner, comprising of an L shaped sizeable natural stone paved sun terrace with further lawn beyond, all enclosed for privacy and security by a combination of high timber fencing and mature hedgerow lined with garden trees. Useful garden shed, side garden access, very private throughout the summer.







Total area: approx. 142.4 sq. metres (1532.4 sq. feet)

Branch Address: 24 Station Road, Llanishen, Cardiff, CF14 5LT

EPC Rating: C

Property Ref: LSN303025 - 0001



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