



8 Cornflower Close, Lisvane, Cardiff, CF14 0BD

**£695,000** Freehold

**pa** black







# 8 Cornflower Close, Lisvane, Cardiff, CF14 0BD

A truly impressive larger style executive design detached double fronted four double bedroom modern residence, occupying a stunning position on a large south facing plot, set back with a deep level lawned front garden, fronting a select tranquil private residential close.

This distinctive modern home, was built by Messrs Bovis Homes in 1987, a reputable national house builder, completed with a 10 year N H B C guarantee, and constructed to a high specification with elevations in rustic facing brick, all beneath a deep pitched roof of interlocking tiles. Cornflower Close, is a delightful quiet cul de sac, away from busy passing traffic, with lovely outlooks that extend towards the Wenallt Mountains. Within a few minutes' walk is Lisvane Railway Station, Cefn Onn Country Park and the popular Cottage Inn Public House and Restaurant.

This very spacious and versatile family home, has been impeccably maintained and improved in recent years by the current owners, who bought it from new, including replacement PVC double glazed windows (fitted complete with security locks), gas heating with panel radiators (annually serviced) , a new quality Sigma 3 kitchen with stylish integrated appliances and a breakfast bar (installed circa 2014), a stunning modern contemporary down stairs cloak room, family bathroom and ensuite bathroom (Installed circa 2014), the two bathrooms both fitted with electric UNDER FLOOR HEATING, both designed by Leslie Taylor, a well-respected interior designer.

Other improvements include a fully operational Victorian style front garden lantern light post, a sophisticated intruder alarm (2008) providing flexible zone choice, a superb compressed resin high quality deep six car private entrance drive, a double garage with two electric fob operated entrance doors and a courtesy door which leads directly into the house, Sky TV, and a beautiful SOUTH FACING fully landscaped enclosed private level rear garden.

This charming house provides four reception rooms, including a study, a snug/sitting room, a lounge with a impressive fireplace, and a dining room. Within the double garage is a utility area, a sizeable roof space attic storage space, and an outer door which opens onto the stunning rear gardens.

The first floor comprises four double sized bedrooms, each with built in wardrobes, the wardrobes being designed to separate the rooms allowing maximum sound insulation.

A stunning home in a very desirable location, must be seen!

## Location

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 good access to the highly regarded Lisvane Primary School, and the very popular Thornhill Primary School, whilst within Lisvane there are Treetops Play Group and Lisvane Nursery. 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 Football Club which is a major player in South Wales.





## Amenities

Within a short distance is a local Sainsbury Super Store with petrol station, Doctors surgery and a Pharmacy. Within easy driving distance are three shopping centres including Thornhill Cross Roads, Rhiwbina Garden Village and Llanishen Village. Also within the vicinity is a newly opened Miller & Carter Steak House, The Pendragon Public House and Restaurant, the New House Hotel and the Manor Park Hotel and restaurant. The nearest secondary school is Llanishen High School. Welsh medium education is provided most locally at Ysgol Y Wern in nearby Llanishen and Ysgol Gyfun Gymraeg Glantaf in Llandaff North.

## Ground Floor

### Entrance Porch

Open fronted, resin pathway threshold, ornamental outside light.

**Entrance Hall** part panelled front entrance door inset with sealed double glazed upper light windows with matching diamond leaded side screen window leading to a central hall with a single flight carpeted spindle balustrade staircase leading to a central main landing, useful under stair storage cupboard, high coved ceiling, radiator, white traditional style panel doors with Regency handles to all ground floor rooms.

**Downstairs Cloakroom** Stylish contemporary Duravit modern white suite with part ceramic tiled walls, ceramic tiled floor, corner shaped wall mounted wash hand basin with chrome mixer taps and pop-up waste, W.C. with concealed cistern, stylish contemporary radiator, large wall mirror, ceiling with spotlights, PVC double glazed leaded window to front.

**Lounge** 15' 6" x 13' 2" ( 4.72m x 4.01m ) Inset with a stylish stone fireplace with living flame coal effect gas fire and solid mantel, coved ceiling, PVC double glazed window with pretty diamond leaded lights with outlooks across the exceptionally deep frontage gardens and on to the select quiet frontage close. Two radiators, double doors opening to.....

**Dining Room** 11' 2" x 9' 8" ( 3.40m x 2.95m ) Approached from the lounge, inset with a serving hatch with glass sliding doors to the kitchen, coved ceiling, radiator, PVC double glazed replacement window with a pleasing rear garden outlook.

**Study** 8' 4" x 7' 1" plus an entrance recess ( 2.54m x 2.16m plus an entrance recess ) White PVC double glazed window with diamond leaded lights with outlooks across the deep frontage gardens and on to the quiet select frontage close, radiator, coved ceiling.

### Sitting Room / Snug 14' 5" x 8' 8" (4.39m x 2.64m)

Approached independently from the hall, inset with PVC double glazed sliding patio doors that open on to the large and lovely south facing private landscaped rear gardens, coved ceiling, double radiator, and useful courtesy door providing direct access in to the double garage.

**Kitchen** 11' x 11' 5" ( 3.35m x 3.48m ) Well fitted along three sides with an extensive range of Sigma 3 circa 2014 panel fronted floor and eye level units in high gloss white with slim line handles beneath round nosed laminate work surfaces incorporating a contemporary Franke sink with mixer taps, vegetable cleaner and drainer, integrated four ring Neff induction electric hob with a concealed extractor hood, integrated Neff dishwasher, integrated stainless steel Neff fan assisted electric oven and separate grill, all soft closing doors and drawers, walls part ceramic tiled, integrated fridge, integrated freeze, peninsula breakfast bar, radiator, ceramic tiled floor, ornamental end shelves, fly shelf with spotlights, ceiling with spotlights, PVC double glazed window with a pleasing rear garden outlook, serving hatch with glass sliding doors to dining room, under unit lighting.

**Landing** Approached via a single flight spindle balustrade carpeted staircase leading to a central main landing with access to roof space, radiator, built-in airing cupboard housing a large unvented water heater. White traditional style panel





doors with china handles to each of the first floor rooms, chrome light switch.

### **Master Bedroom One** 13' 2" x 13' (4.01m x 3.96m)

Plus a 2 ft deep full height built-in wardrobe with mirror fronted doors, additional full height panel fronted wardrobes with matching bedside cabinets, radiator, corner unit, white PVC double glazed leaded window with outlooks on to the quiet frontage close with views extending towards the Wenallt hillside. Stylish chrome light switch.

### **Ensuite Bathroom** 8' 6" x 6' 10" (2.59m x 2.08m)

Stunning white suite with walls fully tiled, fully ceramic tiled flooring, Corian oval shaped wash hand basin with surround and splashback with chrome mixer taps and pop-up waste and a built out vanity unit in white with white doors, panel bath with chrome mixer taps and pop-up waste, wall mounted bidet with chrome mixer taps and pop-up waste, wall mounted W.C. with concealed cistern, stylish chrome vertical towel rail/radiator, PVC double glazed leaded obscure glass window to front, ceiling with spotlights, electric under floor heating, glass fronted bathroom cabinet with both under and over lighting.

### **Bedroom Two** 9' 9" x 9' 9" (2.97m x 2.97m)

Plus 2 Ft. deep double built-in wardrobes with mirror fronts, radiator, PVC double glazed window with a pleasing rear garden outlook, brushed nickel light switch.



### **Bedroom Three** 10' 8" x 10' 3" (3.25m x 3.12m)

Plus a deep built-in 2 Ft. wardrobe with mirror fronted doors, radiator, and PVC double glazed replacement window with a pleasing rear garden outlook.

**Bedroom Four** 10' 1" x 8' 6" plus a deep entrance recess ( 3.07m x 2.59m plus a deep entrance recess ) Further 2 ft deep built-in wardrobe with mirror fronted doors, radiator, PVC double glazed leaded window with outlooks across the deep frontage gardens, on to the quiet select frontage close with views that extend toward the Wenallt mountain. Chrome light switch.

**Family Bathroom** Stunning contemporary modern white suite with ceramic tiled walls and floor with electric under floor heating and motion detector wall lights, air ventilator, large shaped Jacuzzi bath with chrome mixer taps and pop-up waste (Samuel Heath), slim line W.C., large corner ceramic tiled shower cubicle with clear glass sliding doors and screen, incorporating a chrome shower unit with waterfall fitment and separate hand fitment, stunning Corian corner oval shaped wash hand basin with Corian surround and splashback with chrome mixer taps and pop-up waste, PVC double glazed obscure glass window to rear, chrome shaver point, stylish chrome towel rail/vertical radiator.



### **Outside**

**Front Garden** A large and lovely level deep frontage garden chiefly laid to lawn.

**Entrance Drive** A particularly large private off street resin finished vehicular entrance drive providing parking for several cars.

### **Double Garage** 17' 4" x 18' (5.28m x 5.49m)

Attached double garage, brick and block built with two fob controlled electric up and over doors, electric power and light, access to a useful roof space storage area, PVC double glazed courtesy door opening on to the rear gardens, internal courtesy door opening in to the snug/sitting room, fully plumbed for an automatic washing machine and space for the housing of a tumble dryer, internal water tap.

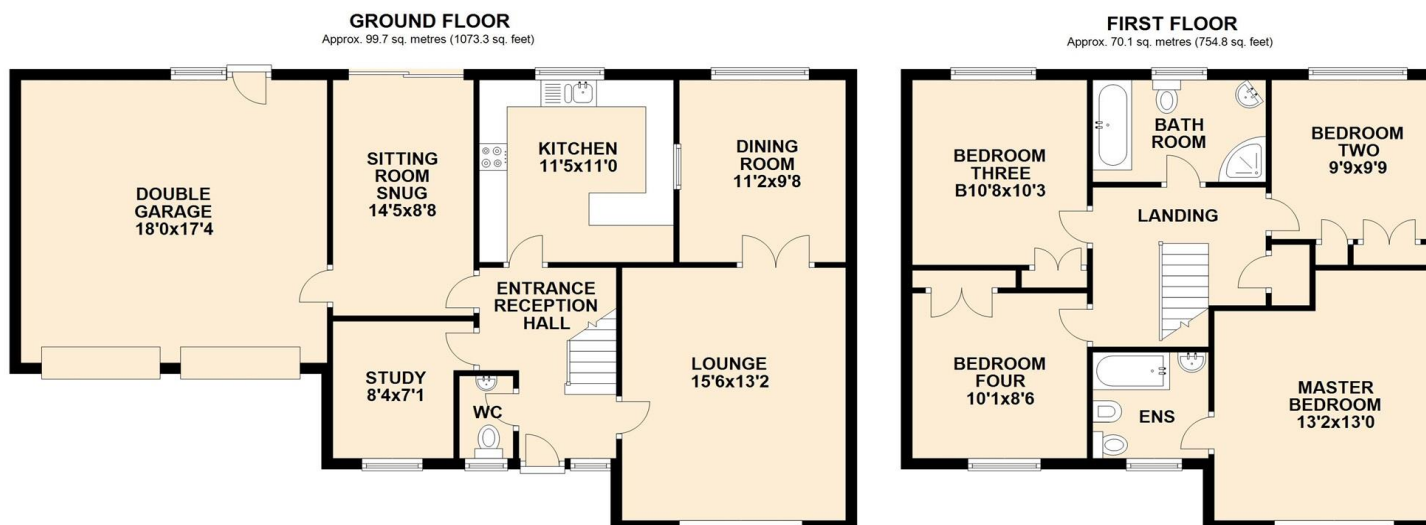
**Rear Garden** Beautifully landscaped and private south facing level rear garden comprising of a large circular shaped main lawn with stone borders together with a timber pergola with paved sun terrace and a further large paved sun patio approached from the sitting room/snug with beautiful shrub and plant filled borders beyond. The gardens are enclosed for maximum privacy by high timber panel fencing and screened with garden trees. Quite outstanding.











Total area: approx. 169.8 sq. metres (1828.1 sq. feet)

**BRANCH ADDRESS: 24 Station Road, Llanishen, Cardiff, CF14 5LT**

**EPC Rating: Awaited**

Property Ref: LSN303194 - 0003



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