

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18 Rheidol Close, Llanishen, Cardiff, CF14 0NQ

£575,000

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A large detached four-bedroom, two-bathroom house, built circa 1965, with cavity elevations in facing brick, the upper levels finished in render, all beneath a pitched tiled roof. This substantial home fronts a very quiet select private residential close, away from passing traffic, yet well placed with 10 minutes' walk to both Llanishen Railway Station and Llanishen-Lixvane reservoir centre with its scenic walks and extensive water sports facilities and restaurant/Cafe.

This impressive, detached home provides versatile living space, 1500 square feet, plus a detached garage-now converted into a very useful and versatile outdoor home-office/studio/playroom, (17'10 x 8'8). Outside the property includes a four car and wide private (9'9) wide, block paved and continued into a wide entrance path leading to both the front door and the side gardens and rear gardens.

The property also benefits gas heating with a new boiler still under warranty, double glazed replacement windows, block paved floors, and a delightful SOUTH facing level enclosed rear gardens.

The impressive living space comprises an entrance porch, an entrance hall, a downstairs cloak room, a super-sized lounge (17'10 x 14'1), a large dining room (15'5 x 11'0), a home office/study, a kitchen, whilst on the first floor there are four double sized bedrooms and two bathrooms, one being ensuite.

Three of the bedrooms benefit built in wardrobes, approximately (2' 2" depth x 5' 3"). A very impressive, detached house.

Location-Amenities

Also, within a short walk is Llanishen Railway Station, providing fast and economic travel to Cardiff Queen Street and Cardiff Central. Within a short distance is Christ the King primary school located off Everest Avenue, and a little further is Llanishen High School located off Heol Hir. Close by is a very popular Welsh Medium School, Ysgol y wen, where many local children attend.

Also close by and well accessible is the historic village of Llanishen with its extensive local amenities including a Parson's bakery, a Post Office, a Co-Op supermarket. a Natwest bank, a Barclays bank, a florist, a cafe, a card shop, a barber, two chic hairdressing salons, a McColl's general store serving everyday needs and a Fintans fish and chip takeaway and restaurant.

Within the village is the historic Anglican St Isan Church in Wales, whilst concealed behind St Isan church is a local public car park and a local hub with combined library, police station and Citizens Advice Bureau. Within the immediate location there is also Llanishen Leisure Centre, and there are many public houses and restaurants including The Church Inn, The Griffin in Lisvane, whilst a little further there is The Cottage Inn and restaurant, Cefn Onn Country Park, a Miller and Carter together with the newly refurbished Pendragon local pub and restaurant as well The New House Inn Hotel and restaurant.

Ground Floor Entrance Porch

Approached via double PVC double glazed obscure glass front entrance doors leading to a quarry tiled porch with ceiling light.

Entrance Hall

Approached via an original part panelled obscure glass front entrance door with side screen matching window, double radiator, wood block flooring, coved ceiling, returning staircase with half landing and handrail and useful under stair cloaks hanging cupboard to the first-floor landing.





Downstairs Cloakroom

Modern white suite with walls chiefly ceramic tiled and ceramic tiled floor comprising W.C. and wall mounted wash hand basin with chrome taps, obscure glass double glazed window to front.

Kitchen

12' 2" x 8' 8" (3.71m x 2.64m) Fitted along two sides with a range of panel fronted floor and eye level units with laminate worktops incorporating a stainless steel sink with chrome mixer taps, vegetable cleaner and drainer, space for the housing of a gas cooker point, space for the housing of an upright fridge freezer, walls part ceramic tiled, ceramic tiled floor, space with plumbing for a washing machine, double glazed clear glass window with outlooks on to the quiet frontage close, radiator, serving hatch to dining room, double glazed obscure glass outer door to side gardens. Wall mounted Potterton central heating programmer.

Dining Room

15' 5" x 11' (4.70m x 3.35m) OApproached independently from the entrance hall, also inset with an archway opening that leads in to the main lounge, serving hatch to kitchen, coved ceiling, radiator, PVC double glazed window with a pleasing rear garden outlook, charming wood block flooring throughout.



Lounge

17' 10" x 14' 1" (5.44m x 4.29m) Also independently approached from the entrance hall, a super-size room with a charming original wood block floor throughout, stone open fireplace with matching hearth and wood mantel, double radiator, high coved ceiling, two double glazed windows - one with a clear glass view across the rear gardens, and the second with obscure glass and aspect to side. Internal door leading to.....

Study / Home Office

10' 3" x 6' 2" (3.12m x 1.88m) Ceramic tiled flooring throughout, radiator, double glazed clear glass window with outlooks on to the quiet frontage close, high ceiling, further PVC double glazed floor to ceiling height window with a side drive aspect. A very useful and versatile room currently used as a study.

First Floor Landing

Approached via a wide returning staircase with handrail and double-glazed PVC window to front leading to a deep landing with access to roof space and coved ceiling, very useful full height built-in storage cupboard housing three shelves.

Master Bedroom One

10' 7" x 10' 10" (3.23m x 3.30m) Independently approached from the landing, a double size bedroom with a high coved ceiling, double radiator and a PVC double glazed window with a clear glass rear garden view.



Ensuite Shower Room

10' 10" x 6' 2" (3.30m x 1.88m) Independently approached from bedroom one, leading to a modern white suite with walls partly tiled and comprising a shaped corner shower with chrome shower unit and clear glass sliding door and screen, slim line W.C., mounted shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit, ceramic tiled floor, contemporary vertical towel rail, high ceiling with PVC double glazed ceiling clear glass window with additional spotlights, Further floor to ceiling obscure glass PVC double glazed window with a side aspect.

Bedroom Two

11' x 11' (3.35m x 3.35m) Independently approached from the landing leading to a further double size bedroom with high coved ceiling, built out mirror fronted wardrobe, radiator and a double-glazed window with clear glass overlooking the rear gardens. Additional built-in single wardrobe 2 ft deep and 5' 3" wide fitted with multiple hanging space and storage shelf.

Bedroom Three

10' 10" x 9' (3.30m x 2.74m) Independently approached from the landing leading to a further double size bedroom with high coved ceiling, radiator and a clear glass double glazed window with a pleasing rear garden outlook. Built-in wardrobe measuring 2' 2" depth x 5' 3" width with multiple shelving.



Bedroom Four

11' 2" x 8' 3" (3.40m x 2.51m) Independently approached from the landing, a further double size bedroom inset with a double-glazed clear glass window with outlooks on to the quiet frontage close, radiator, hardwood windowsill, high coved ceiling, built-in wardrobe measuring 2' 5" width x 2 ft depth storage wardrobe.

Family Bathroom

8' 10" x 6' (2.69m x 1.83m) Independently approached from the landing and comprising a modern white suite with walls largely tiled together with a tiled floor, comprising large panel bath with chrome shower fittings, shower screen and chrome mixer taps with pop-up waste. slim line W.C., shaped mounted wash hand basin with chrome mixer taps, pop-up waste and a built out white vanity unit. High ceiling with spotlights, stylish vertical radiator, obscure glass double glazed window to front.

Outside Front Garden

Level and neatly laid to lawn providing a wide front garden section edged on two sides with flowering shrubs and plants and enclosed along two sides by low brick-built boundary walls.

Private Entrance Drive

Deep private off street vehicular drive 9' 9" width, block paved and providing off street vehicular parking for comfortably three vehicles.

Entrance Path

Approached from the entrance drive is a continuous block paved entrance path that leads to an open porchway and continues around the side of the property providing good access to both sides of the house.



Former Garage / Studio

17' 10" x 8' 8" (5.44m x 2.64m) In recent years the garage has been converted into a very versatile and extremely useful home office fully insulated and equipped with electric power and light together with a replacement double glazed window and a replacement PVC double glazed outer door that provides direct access into the rear gardens. The former garage is solid brick construction, totally detached, externally finished in rough cast render and still inset to the front with the original up and over garage door.

Rear Garden

A very sunny and beautifully well-tended mature rear garden and is chiefly laid to lawn beyond a continuous block paved and full width sun terrace with a pathway that continues in block paving to the courtesy door that leads into the former garage now home office. The garden is fully enclosed to the rear by timber fencing and to the side by brick-built boundary walls to afford privacy and security.

The lawns are edged with shrubs and plants, and there is a useful outside metal storage shed, whilst to the side of the house approached from the kitchen is a boiler room which is securely accessed from the side garden via a PVC double glazed door leading to a full height cupboard housing a three-year-old Eco Fit Pure Vallaint gas heating boiler. Useful internal water taps for watering the garden etc. Sun directly on the back at midday, the garden enjoys a southerly aspect with sun throughout the morning, the afternoon and early evening.

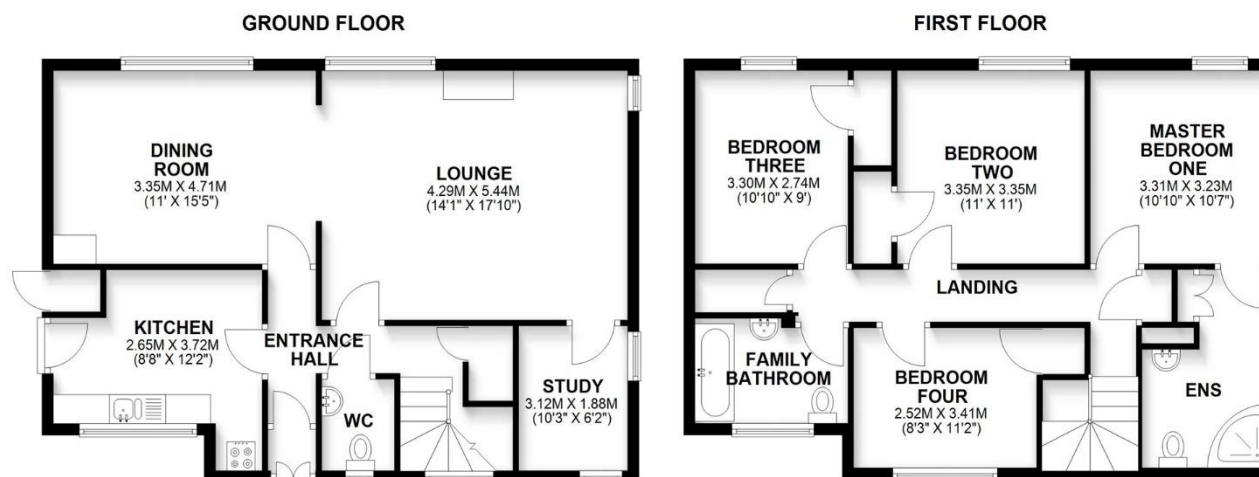






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