



Edwards & Co
property sales & lettings

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Cherry Orchard Road
Lisvane
Cardiff
CF14

Guide Price : £650,000



- Superb and stylish 4 bedroom family-sized home in Lisvane
- 2 excellent size ground floor reception rooms
- Spacious fitted kitchen with breakfast area
- 4 excellent size first floor bedrooms
- Modern first floor shower room w/c + cloaks w/c + utility room
- Ample driveway parking and beautiful front garden
- Integral garage/utility space
- Private and enclosed rear garden
- Close to all local amenities, Cefn Onn Park and Lisvane Railway station
- PRICED TO SELL - MUST BE VIEWED



Ref: PRA53524

Viewing Instructions: Strictly By Appointment Only

General Description

BEAUTIFULLY PRESENTED AND ENVIABLY LOCATED 4 BED DETACHED FAMILY-SIZED HOME IN LISVANE
Edwards and Co are delighted to offer for sale this beautifully presented family home. Providing two storey accommodation, 2 spacious reception rooms, open-plan kitchen breakfast area, four double bedrooms, first floor shower room/wc and ground floor w/c and additional utility. Located on a quaint cul de sac, this home occupies a sought after position on a generous corner plot, being only walking distance to the grade 2 listed picturesque Cefn On Parc, Coed y Felin woods and highly regarded Llysfaen Primary School. PRICED TO SELL.



Front Garden & Entrance

Ample driveway parking, large lawn area, access to rear garden, mature shrubs and trees. Covered entrance porch with new front door and window.



Entrance Hallway

Two light pendants, coving, radiator, under stairs storage cupboard, oak effect flooring.



Hallway



Principal Reception Room

Two light pendants, coving, PVC window to front bay, PVC window to side bay, radiator, feature fireplace with electric fire, double doors to reception room, carpet flooring.



Principal Reception Room Second Angle



Kitchen / Breakfast Room

Double electric oven and grill, fridge/freezer, integrated dishwasher, wall mounted cabinet housing boiler, ceramic hob, cooker hood, spotlights, coving, part tiled walls, range of base and wall mounted cabinets with contrasting round edge countertops, PVC window to rear aspect, PVC patio doors to rear access, wooden door in obscure glass to side access and garage.



Kitchen Second Angle



Breakfast Area



Second Reception Room

Light pendant, coving, PVC window to side aspect, PVC sliding doors to rear patio/garden, radiator, carpet flooring.

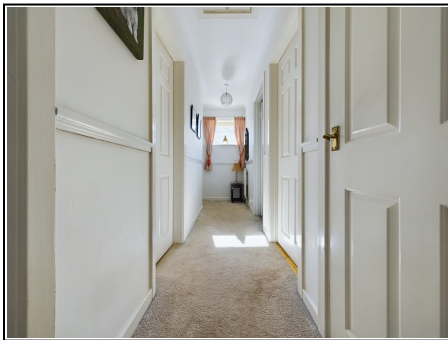


Reception Room Second Angle



Ground Floor WC

Light pendant, wooden framed window in obscure glass to side aspect, radiator, WC with inset flush, wash hand basin, tiled flooring.



First Floor Landing

Light pendant, coving, loft access, wooden framed window to side aspect, radiator, laundry cupboard, carpet flooring.



Bedroom 1

Light pendant, coving, PVC window to front aspect, radiator, built in wardrobe, carpet flooring.



Bedroom 2

Light pendant, coving, PVC window to rear aspect, radiator, carpet flooring.



Bedroom 3

Light pendant, coving, PVC window to front aspect, radiator, built in wardrobe, carpet flooring.



Bedroom 4

Light pendant, coving, radiator, PVC window to rear aspect, carpet flooring.



Shower Room/Wc

Light pendant, tiled walls, PVC window in obscure glass to rear aspect, three piece suite comprising a walk-in shower, WC with built-in vanity unit and wash hand basin, radiator, tiled flooring.



Garage/Utility Room

Partially converted garage, range of base and wall mounted cabinets with contrasting round edge countertops, electricity and water, LED strip lighting, light pendant.



Rear Garden

Patio sitting area, wrap around lawn area, mature shrubs and trees.



Rear Garden Second Angle



Rear Garden Third Angle

Additional Picture 2



Additional Picture

Services

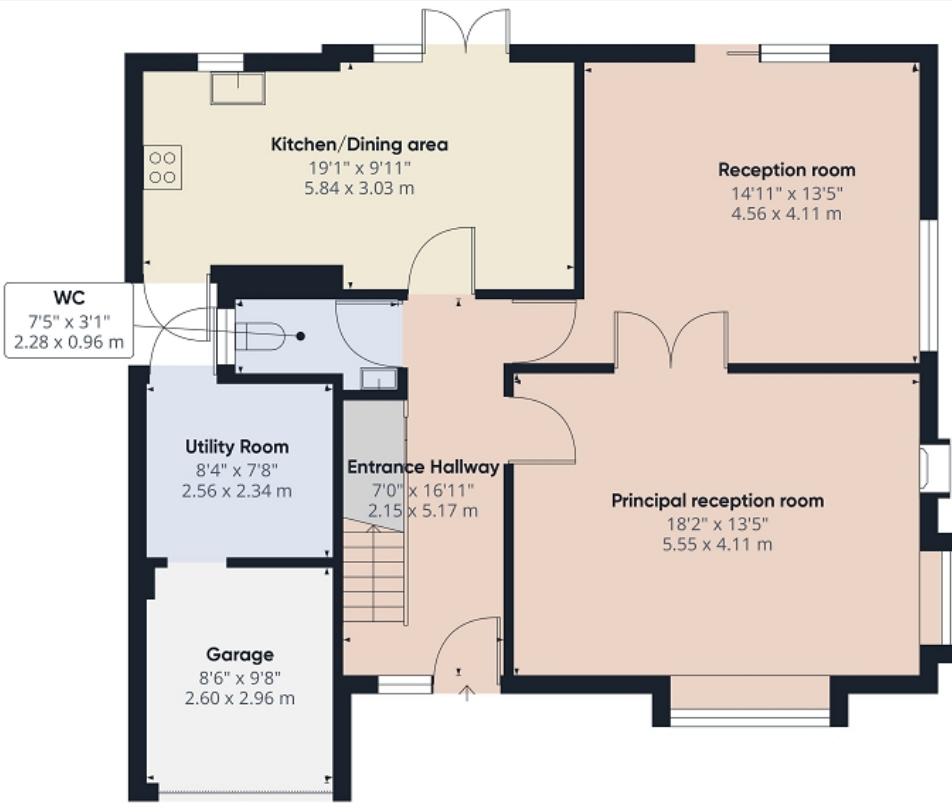
EPC Rating:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



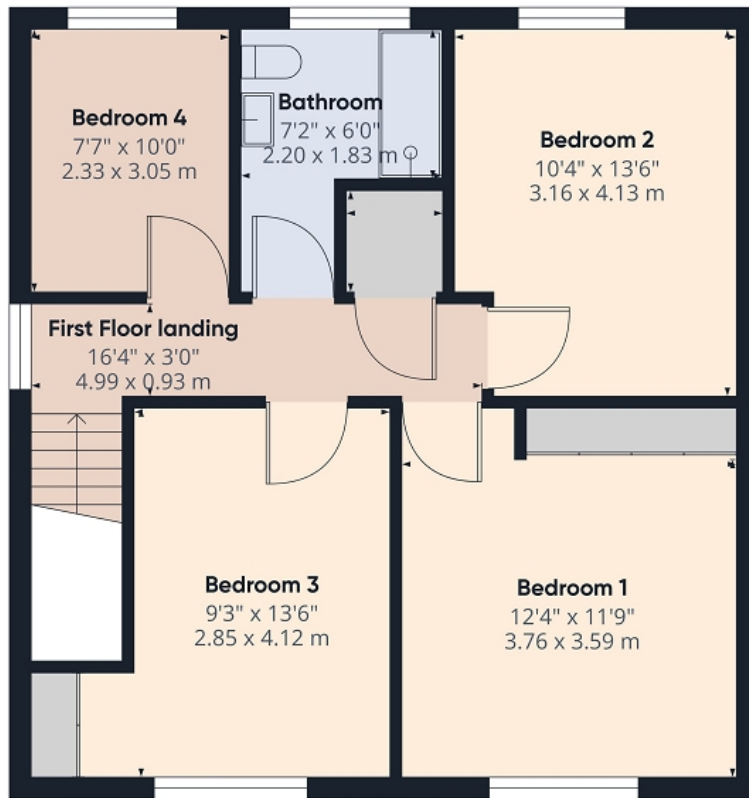
Ground Floor

Approximate total area⁽¹⁾
927.31 ft²
86.15 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFTE360



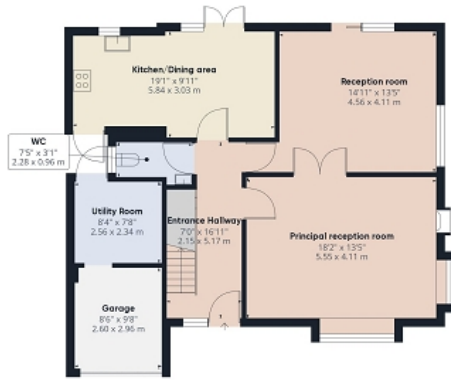
Floor 1

Approximate total area⁽¹⁾
652.08 ft²
60.58 m²

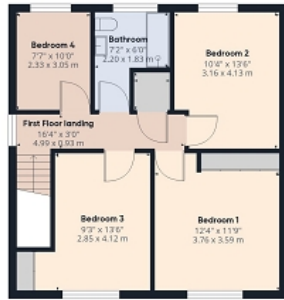
(1) Excluding balconies and terraces

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1579.39 ft²
146.73 m²


(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.


GRAFFI:300

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.