



Edwards & Co
property sales & lettings

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Portland Place
Lisvane
Cardiff
CF14

£1,350,000



- Fabulous 6 double bedroom family-sized home
- Large principal reception room + formal dining room
- Family room + additional formal sitting room
- Beautiful Dining Kitchen + additional kitchen
- Utility room + cloakroom + ground floor shower/wc
- Master bedroom with dressing room and bath/shower room
- Bedrooms 2 and 4 with en-suite shower room/wc
- 3 further very well-proportioned double bedrooms
- Approximately 0.21 acre plot with gardens and terraces
- Double garage and extensive driveway parking



Ref: PRA53662

Viewing Instructions: Strictly By Appointment Only

General Description

Elegant and very spacious 6 double bedroom, 4 reception room family-sized home in Lisvane Edwards and Co are delighted to offer for sale this voluminous residence located in one of Cardiff's most desirable suburban areas. With over 3600 square feet the property offers exceptional and very versatile ground and first floor accommodation together with a private and secure gated entrance, rear and side gardens + large outdoor entertaining terraces. NOT TO BE MISSED.



Front Entrance

Impressive and secure gated entrance with electrically operated gates and additional pedestrian entrance gate.



Driveway

Extensive 'presscrete' parking area for multiple vehicles leading to double garage and covered entrance. Access to side and rear gardens. Mature hedgerow and wall boundaries.



Covered Entrance

Elegant Grecian columns frame the covered entrance porch which in turn provides access to the entrance hallway via PVC double glazed front door.



Entrance Hallway

The grand entrance hallway is accessed via the entrance lobby. The grand staircase curves elegantly upward to the galleried first floor Landing, porcelain flooring, ceiling spotlights, doors to all ground floor rooms.



Cloak Room

Located off the entrance lobby with triple wardrobes, tiled floor, tiled walls, door to utility room.



Utility Room

An excellent size utility room with porcelain tiled floor, range of base units with single bowl sink and drainer, roll top wooden style worktops, central pendant light fitting, door to side terrace, PVC double glazed window to side entrance.



Ground floor shower room/wc

A modern ground floor facility with quadrant shower cubicle, low level WC, large wall mounted wash hand basin, illuminated mirror above, PVC double glazed window on obscure glazing to side, tiled floor.



Family Room

A fabulously proportioned family room/home office with Amtico style laminate floor, 2 ceiling pendant lights with ornate ceiling rose, large radiator, PVC double glazed windows to front and side.



Sitting room

A very bright and welcoming formal sitting room with carpeted floor, PVC double glazed window to front, PVC double glazed French doors to rear terrace, radiator, central pendant light fitting with ornate ceiling rose.



Principal Reception Room

An excellent size main reception room with carpeted floor, wall lights, 2 large radiators, coving, decorative fireplace with inset electric fire, marble surround and hearth, PVC double glazed windows to side, further doubled glazed doors to rear terrace, wooden glazed doors to dining room.



Dining Room

Adjacent to the principal reception room and kitchen is the formal dining room with carpeted floor, single pendant light with ornate ceiling rose, large radiator, PVC double glazed doors to rear terrace, wooden framed glazed doors to hallway.



Kitchen/Dining Area

A truly impressive and very stylish dining kitchen comprising of range of wall, base and drawers units in grey high gloss, PVC double glazed window to side, PVC double glazed French doors opening onto rear terrace, inset induction hob with extractor hood above, marble work tops, inset sink with wroughted drainer, double ovens and inset microwave, tall larder units, dishwasher, integrated fridge/freezer, ceiling spotlights, porcelain tiled floor.



Kitchen

An additional 'working kitchen' adjacent to the main kitchen area comprising of range of wall, base, drawer and larder units, inset sink, inset 5 burner gas hob with extractor above, PVC double glazed window to side, inset spotlights, porcelain tiled floor.



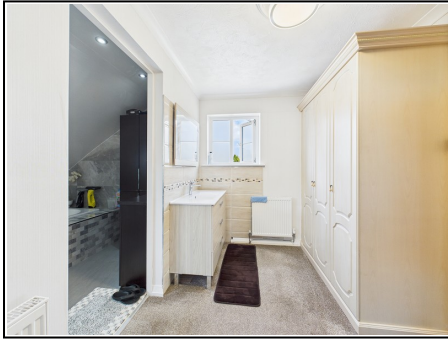
First Floor Landing

A spectacular galleried landing area overlooking the entrance hallway with carpeted floor, central light pendant with ornate ceiling rose, radiator, storage cupboard, doors off to all first floor rooms.



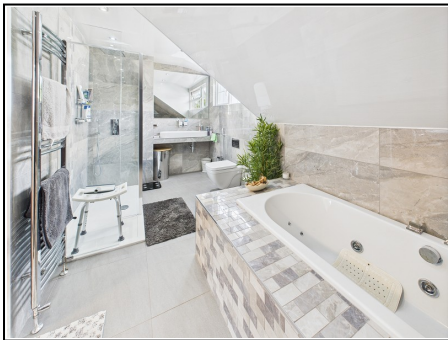
Master bedroom suite with dressing area and en-suite bathroom

An excellent size double bedroom with doors opening to the balcony overlooking the rear garden. PVC double glazed doors to balcony, central pendant light fitting, carpeted floor PVC double glazed window to side, wooden door to dressing room.



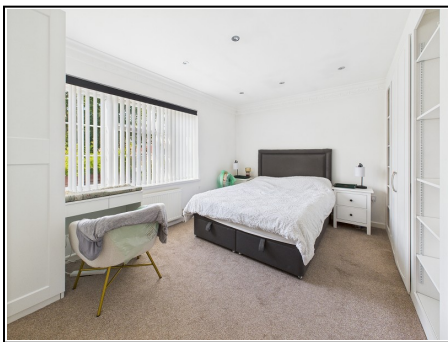
Dressing Room

Fitted wardrobes, large wash hand basin with vanity unit below, 2 radiators, carpeted floor, central pendant light fitting, PVC double glazed window with obscure glazing to rear, open archway to en-suite.



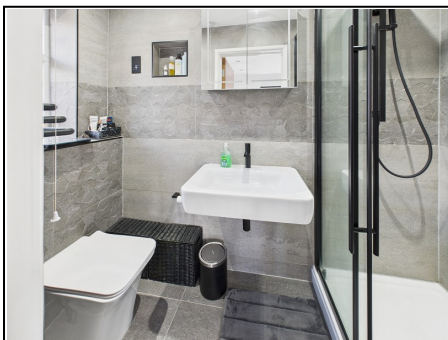
En Suite Bathroom to Bedroom 1

An elegantly presented master bathroom suite comprising of Jacuzzi style bath inset to tiled surround, large walk-in shower cubicle with glazed side panels, low level WC, wall mounted hand douche, porcelain tiled walls and floor, large wash hand basin, large mirror above, PVC double glazed window to side, towel rail/ radiator.



Bedroom 2 with En Suite Shower Room

Bedroom 2 is located in the East 'wing' with fitted wardrobes, one of which opens up to reveal the en-suite shower room w/c. Carpeted floor, floor to ceiling wardrobes, ceiling spotlights, PVC double glazed window to rear, ornate coving.



En Suite to Bedroom 2

Close coupled WC, wall mounted wash hand basin, shower cubicle, large wall mounted mirror, tiled walls and floor, PVC double glazed window in obscure glazing to side.



Bedroom 3

Bedroom 3 is actually the largest of the double bedrooms with carpeted floor, PVC double glazed windows to front and side, ceiling spotlights, built in wardrobes, large radiator.



Bedroom 4 with En Suite Shower Room

Bedroom 4 is also located in the East 'wing' of the property and also has an en-suite shower room/WC, carpeted floor, fitted wardrobes, window with obscure glazing to side, ceiling spotlights, door to en-suite shower room.



En Suite to Bedroom 4

Close coupled WC, shower cubicle, wash hand basin set into vanity unit, tiled walls and floor, PVC double glazed window in obscure glazing to rear.



Bedroom 5

Another generously proportioned double bedroom with carpeted floor, fitted mirrored fronted wardrobes, PVC double glazed windows to front and side, central pendant light fitting, large radiator.



Bedroom 6

Even bedroom 6 is a very sizeable double bedroom/guest room with carpeted floor, PVC double glazed window to side, fitted wardrobes, coving, central pendant light/fan, radiator.



Family Bathroom

Spacious family bathroom comprising bath set into tiled surround, large wall mounted wash hand basin with chrome towel rail, low level WC, tiled walls and floor, ceiling spotlights.



Rear Garden

A beautifully tended and very sizeable, southerly facing private and enclosed rear garden, laid to lawn, mature shrubs and planted borders, brick/rendered storage shed. The rear garden is south facing.



Paved Terrace

An extensive paved outdoor entertaining area adjacent to the lawn of the rear garden.



Side Garden

An additional and equally beautifully tended side garden opening up from the Principal reception room and formal sitting room with outdoor seating area.



Double Garage

Electrically operated up and over front access door, strip lighting, fitted for additional kitchen, wall mounted Baxi central heating boiler.

Agents Opinion

This is quite simply put, a very beautifully presented and very voluminous 6 bedroom family sized home located in one of Cardiff's most desirable suburbs. The grand detached residence offers extensive living accommodation to the ground floor together with 6 double bedrooms, 3 of which have en-suite facilities, to the first floor. Outdoors there is a

large parking area to the front + double integral garage, and beautifully tended rear and side gardens with an extensive outdoor entertaining space. Absolutely beautiful and one not to be missed!

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band H





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