



Mount View Rudry Road, Lisvane

£975,000 Freehold

Stunning detached barn conversion with vaulted ceilings, panoramic views, gated access, large gardens, garage, gym, and potential annexe. Close to Cardiff, offering privacy and versatile living.

Council Tax band: I

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: E

Entrance Hall

9' 4" x 21' 6" (2.85m x 6.55m)

Entered via wooden door with inset leaded panels.

Leaded double glazed window to rear. Part tiled floor and part carpeted. Glazed doors to kitchen and music room. Stairs to first floor. Radiator. Understairs storage.

Lounge / Dining Room

34' 1" x 23' 5" (10.40m x 7.15m)

A simply exceptional space, with real wow factor and enjoying breathtaking views. 2 sets of tri-folding doors. 2 leaded double glazed windows and a high level stained glass window. Wood flooring. 4 radiators. Feature wood burning stove. Vaulted ceiling and beams.

Reception room

25' 7" x 17' 9" (7.80m x 5.40m)

Glazed doors to entrance hall and lounge / dining room. 4 leaded double glazed windows to side. Door to w.c. Stairs to mezzanine / office. Wood flooring.

W.c

5' 9" x 4' 10" (1.76m x 1.48m)

Tiled floor and part tiled walls. W.c and wash hand basin with hot and cold taps. Chrome heated towel rail. Velux skylight.

Mezzanine level study

16' 6" x 6' 6" (5.02m x 1.99m)

Overlooking music room and lounge / dining room. Wood flooring. Beams to ceiling.

Kitchen / Diner

28' 9" x 12' 3" (8.77m x 3.74m)

A stunning kitchen diner with valued ceiling and beams. 2 high level glazed panels. Door with inset leaded panels to rear courtyard. Tiled floor. A wide range of base and wall units with work surfaces and tiled splash backs. Space for range style cooler and American style fridge/freezer. Space for dishwasher. Radiator.

Bedroom One

16' 2" x 14' 1" (4.92m x 4.28m)

3 leaded double glazed windows to front. Radiator. Coved ceiling and spotlights. Door to en-suite.

En-suite

12' 5" x 7' 0" (3.78m x 2.13m)

Leaded and obscured double glazed window to front. Tiled floor and part tiled walls. Shower cubicle with mains shower, pedestal wash hand basin with mixer tap, w.c and bidet. Shaver point.

Bedroom Three

12' 8" x 8' 5" (3.87m x 2.57m)

First floor Landing

Glazed panel to ceiling high level of the kitchen. Wooden beam. Sliding door to bedroom.

Bedroom Two

17' 10" x 15' 7" (5.44m x 4.76m)

A stunning bedroom with velux windows opening onto a terrace with breathtaking views. Velux window to rear. Radiator. Some restricted headroom. Opening to inner dressing room.

Inner dressing area

6' 9" x 13' 1" (2.07m x 4.00m)

Velux window to front. Radiator.

Dressing Room

7' 0" x 13' 1" (2.14m x 4.00m)

Velux skylight to rear. Fitted mirror fronted wardrobe.

En-suite

14' 7" x 14' 3" (4.44m x 4.34m)

Velux windows to front. Radiator. Tiled floor and part tiled walls. Walk in shower, w.c, circular wash hand basin with mixer tap and bidet. Built in vanity cupboards.

Utility Room

6' 11" x 9' 5" (2.11m x 2.87m)

External access to utility. Wall units with shelving, work surface with plumbing and space for 2 washing machines and tumble dryer below. Worcester boiler (currently under British gas Homecare agreement).

Garage

18' 10" x 17' 9" (5.74m x 5.40m)

Remote electric roller door. Power and lighting.

Gym

13' 5" x 18' 4" (4.08m x 5.59m)

Leaded double glazed windows to rear, window to front. Stairs to upper level loft room.

Loft room above Gym

17' 2" x 15' 0" (5.23m x 4.57m)

Spotlights to ceiling.

AML

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FRONT GARDEN

Two very substantial lawns set either side of the drive.
Dusk to dawn lights along drive and at gates

YARD

DOUBLE GARAGE

1 Parking Space

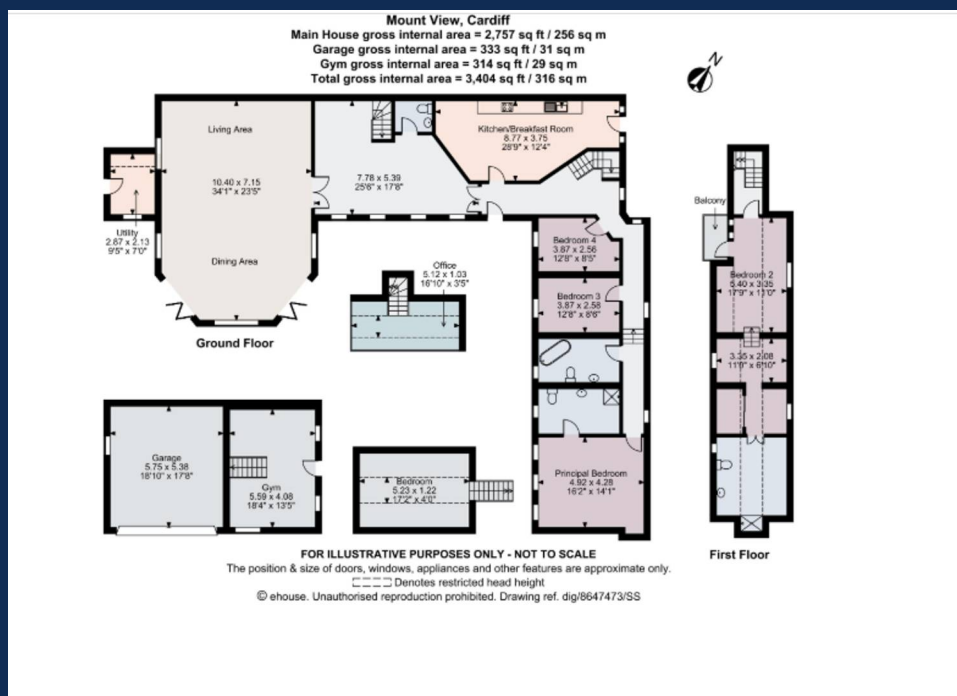
Power and lighting. 5.74m x 5.40m

DRIVEWAY

5 Parking Spaces

Off road parking for numerous vehicles.





BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South
Glamorgan, CF14 4QG



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