



Wheatham Graig Road, Lisvane

£799,950 Freehold

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

DESCRIPTION

Nestled in a prestigious location in the Centre Of Lisvane, this impressive five-bedroom semi-detached house presents an exceptional opportunity for discerning buyers seeking a spacious and beautifully appointed family home. The property welcomes you with a bright and inviting entrance hall, setting the tone for the generous proportions and elegant finishes found throughout. The ground floor boasts a contemporary German kitchen, expertly designed to combine style and functionality, featuring high-quality appliances and ample storage, making it ideal for both every-day living and entertaining. The adjacent dining area flows seamlessly into a spacious reception room, where large windows ensure the space is flooded with natural light, creating a warm and welcoming atmosphere. Additional living spaces provide flexible options for a family room, study, or playroom, catering to the needs of modern family life. Upstairs, five generous bedrooms offer comfortable accommodation.

Porch

7' 4" x 5' 9" (2.24m x 1.76m)

Accessed via aluminium framed double glazed door. Polished concrete flooring. Cloak hanging. Door to :-

W.c

6' 2" x 4' 4" (1.87m x 1.33m)

Obscured double glazed window to side. Polished concrete flooring. Part tiled walls.

Kitchen

13' 3" x 13' 0" (4.04m x 3.95m)

Large double glazed window to front. Bi- folding doors to side leading to stone chipped seating area. Polished concrete flooring with under floor heating. Sliding doors to pantry with lighting and shelving. Recessed shelving with storage below. Central island with Quartz work surfaces and Neff induction hob. Base unit with Quartz work surface incorporating one and a half stainless steel sink unit with mixer tap. Integrated dishwasher. Door to utility room. Open to:-

Dining Area/ Reception

27' 9" x 14' 4" (8.46m x 4.36m)

Glazed double door to lounge. Door to storage cupboard housing "Baxi" boiler. Wood block flooring. Wood burning stove. Victorian style radiator. Door to rear porch. Wooden beams to ceiling. Door to study / sitting room. Glazed doors to :-

Lounge

19' 7" x 15' 3" (5.97m x 4.66m)

Double glazed window to rear. Double glazed sliding doors to side. Wood burning stove (shared with dining

First Floor Landing

A generous landing with doors to 5 bedrooms and bathroom. Spotlights.

Bedroom One

16' 2" x 13' 4" (4.92m x 4.06m)

Large double glades window to front. Radiator. Sliding door to:-

Dressing Room

8' 1" x 7' 3" (2.47m x 2.20m)

Sliding door to :-

Planned En-Suite

8' 7" x 8' 1" (2.62m x 2.47m)

Sold as seen, will need to be installed by the new owner. Obscured double glazed window to side.

Bedroom Two

15' 5" x 10' 6" (4.69m x 3.21m)

Double glazed window to rear. Radiator.

Bedroom Three

14' 10" x 10' 5" (4.52m x 3.18m)

Double glazed window to rear. Radiator. Cupboard housing hot water tank.

Bedroom Four

10' 5" x 8' 11" (3.17m x 2.71m)

Double glazed window to rear. Radiator.

Bedroom Five

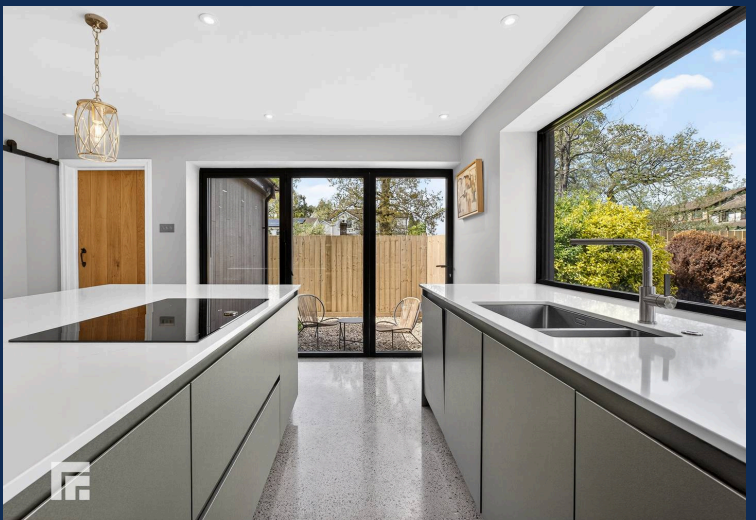
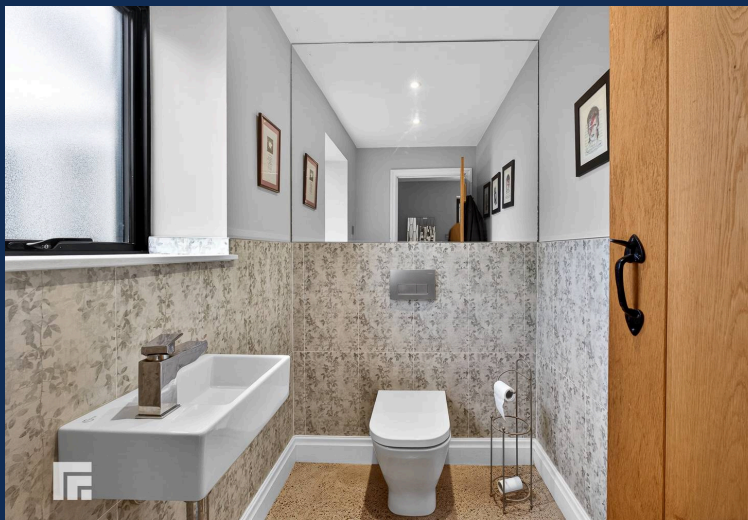
15' 3" x 8' 7" (4.66m x 2.62m)

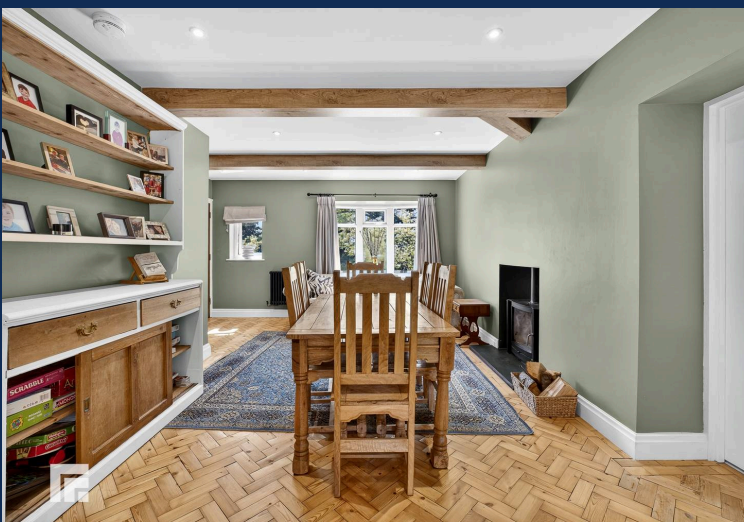
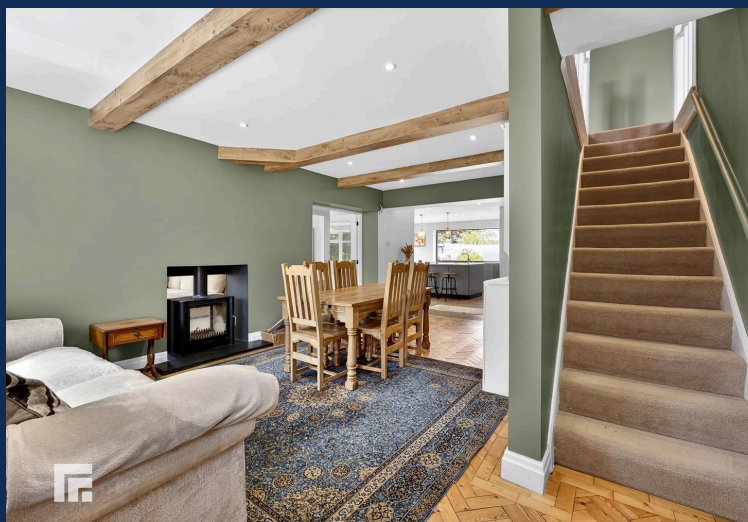
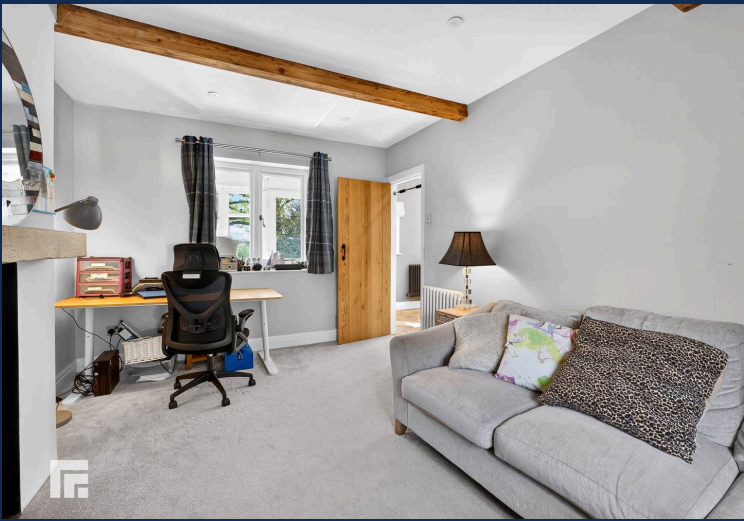
Double glazed window to front. Radiator.

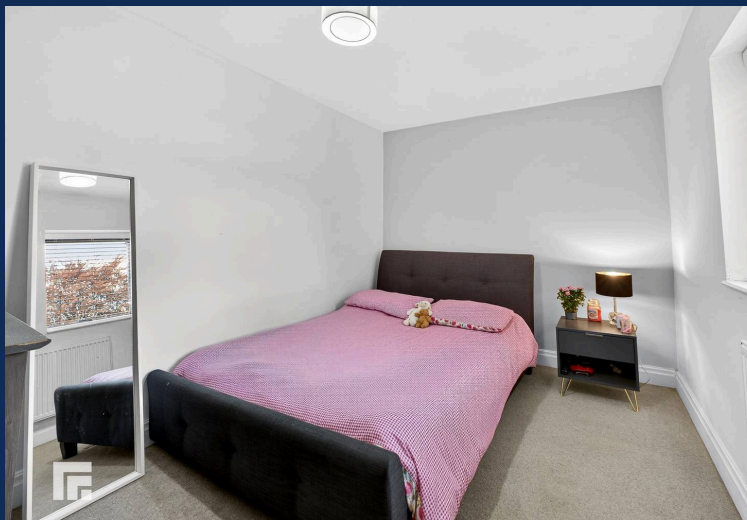
Bathroom

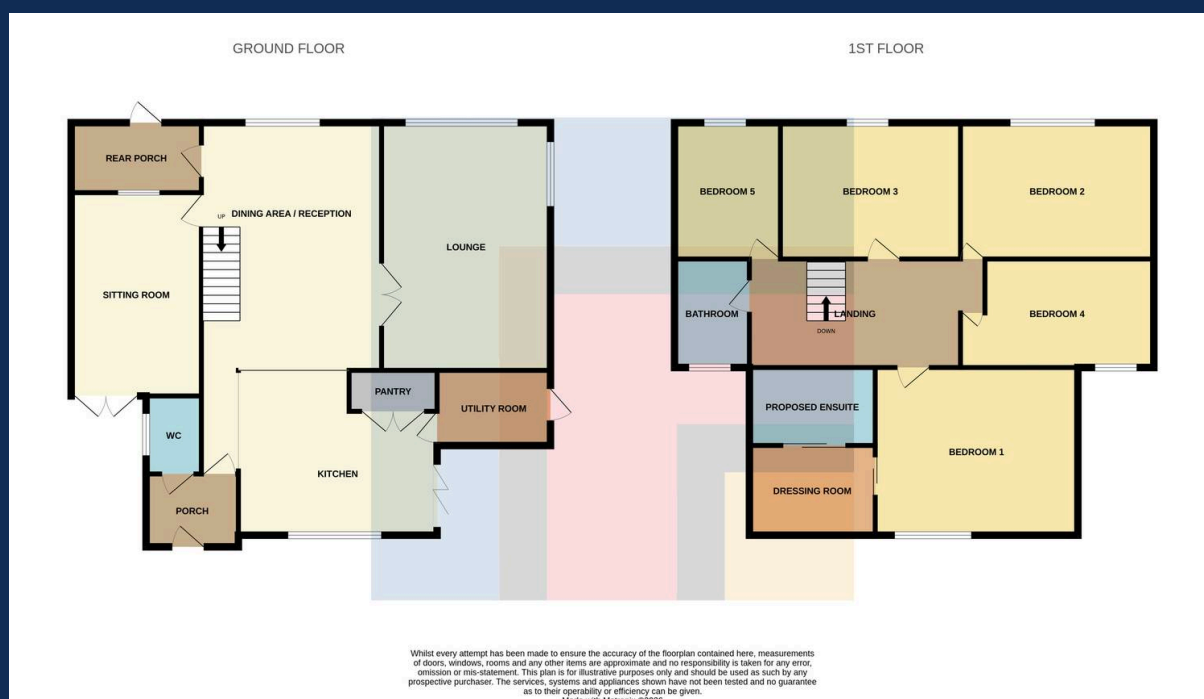
6' 11" x 4' 11" (2.10m x 1.51m)

Obscured double glazed window to front. Tiled floor. Walk in shower with rain fall shower head, wash hand basin with mixer tap, w.c. Heated towel rail.









BIRCHGROVE 029 2052 9026

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK