

# **CROFTS DAVIES & CO**

*Estate Agency, Lettings and Property Management*

**Tel: 02920766755 Email: [property@croftsanddavies.co.uk](mailto:property@croftsanddavies.co.uk) [www.croftsanddavies.co.uk](http://www.croftsanddavies.co.uk)**

*259 Heathwood Road, Llanishen, Cardiff, CF14 4HS*



## **9 COTSWOLD AVENUE, LISVANE, CARDIFF CF14 0TA**

Traditional, Detached, Three Bedroom Bungalow in a secluded, quiet cul-de-sac position just off Llwyn y Pia Road, on the northern edge of Lisvane, one of Cardiff's premier residential districts. Local facilities are readily available in nearby Lisvane Village with many further retail facilities available across North Cardiff. Ample recreation space is close by and Cardiff City Centre is approximately four miles with a bus service from Lisvane Village.

The bungalow is built of brick with rendered elevations to the side and rear with a Cotswold Stone feature wall to the front and chimney, all under a tiled roof. The property has the benefit of gas central heating via a Worcester combination boiler together with double glazing. The bungalow is set on a good size, level plot with a driveway, carport and garage. In addition the property has gardens front and rear with a raised patio and lawns. Briefly Comprising:

Porch, Hall, Lounge, Kitchen, Three Bedrooms and Bathroom with Separate wc.

**VIEWING BY APPOINTMENT: NO CHAIN**

**PRICE GUIDE: £474,950**

**ACCOMMODATION:** Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

**HALL/PORCH** Front door leading to L shaped hall and central lobby. Cloaks cupboard and airing cupboard to lobby.

**FRONT LOUNGE: (14'6 x 12'10)** Double glazed window to front with timber surrounds, fitted vertical blinds, radiator under, gas coal effect fire set on raised marble hearth with marble surround, radiator, coving, pendant light and timber lined arch to –

**DINING ROOM: (9'7 x 10'2)** Double glazed uPVC window to front with timber hardwood surround, with radiator under coving, pendant light and sliding door to –

**KITCHEN: (10'8 x 10'2)** Window to side in uPVC with timber surround, uPVC double glazed frosted rear door to the side door, sink unit. Range of fitted units comprising, cupboards, drawers and work surfaces, sink unit, free standing cooker, part wall tiling.

**BEDROOM ONE: (8'7 x 9'6)** Double glazed uPVC window to side driveway, radiator under. Built-in wardrobe, coving and ceiling light.

**BEDROOM TWO: (10'10 x 12'10)** Double glazed window to rear with timber surrounds, fitted vertical blinds, one radiator under, Two ranges of built-in wardrobes, with hanging rails and shelving and pendant light.

**BEDROOM THREE: (10'10 x 10'3)** Double glazed sliding patio doors to rear garden, fitted vertical blinds, one radiator and pendant light.

**BATHROOM: (4'11 x 6'3)** Panelled bath with Mains electric shower over, wash hand basin, frosted double glazed window to side. Part wall tiling, heated towel rail and ceiling light.

**SEPARATE W.C. (2'8 x 6'3)** Low flush close coupled w.c. and frosted window to the side and ceiling light.

## **EXTERIOR**

**DRIVEWAY:** Block paved, with a car port adjacent to the house and room for three or four cars.

**FRONT GARDEN:** Easily maintained with lawn and fence to surround. Block paving extends to side.

**GARAGE: (12'3 x 8'7)** Remote controlled, electrically operated roller shutter door, gas and electric meters, shelving, fitted light and door off to

**REAR SECTION:** With storage, double glazed uPVC window to rear. **LOBBY AREA:** UPVC fully glazed back door, wall mounted Worcester combination boiler to serve heating and hot water.

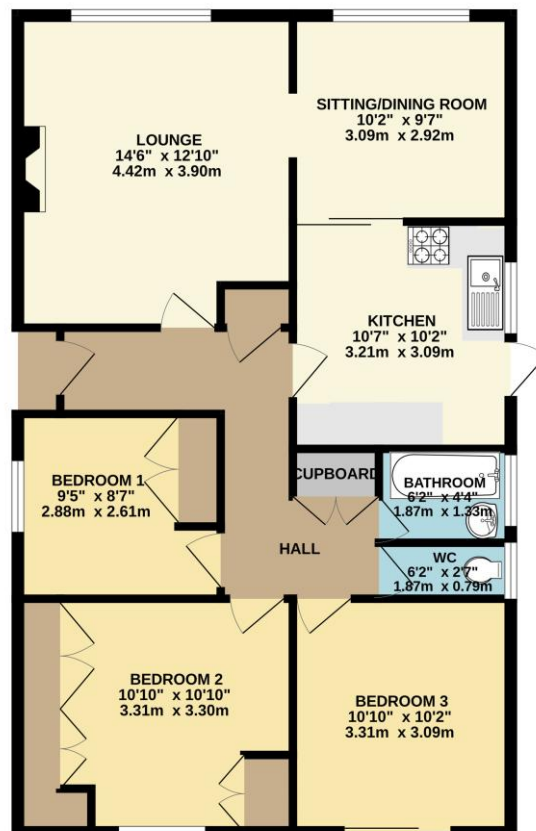
**REAR GARDEN:** Paved patio, raised paved patio to rear with path to either side, with wrought iron gates, laid lawn approximately 25' with south easterly aspect.

**TENURE:** We understand the tenure to be Freehold; but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

**VIEWING:** By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

**Web-site:** Details of this and other properties can be found on our website: [www.croftsanddavies.co.uk](http://www.croftsanddavies.co.uk)

GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA: 866 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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