

# Church Road

LISVANE, CARDIFF, CF14 0TW

**GUIDE PRICE £375,000**

**Hern &  
Crabtree**



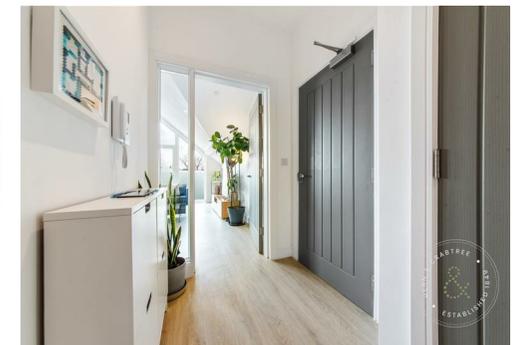
# Church Road

NO CHAIN \*Second Floor Penthouse Apartment\* Situated in this sought-after development in Lisvane, Cardiff, this beautifully proportioned apartment at Lozelles Gardens offers elevated living with expansive views across the city skyline, and on clear days, glimpses of the sea beyond.

The sense of space is immediate, with pitched ceilings and generous glazing drawing in natural light and framing the outlook. The principal living space is open plan, creating a sociable setting for both everyday life and entertaining. Juliet balconies open the room to the outside, enhancing the connection with the surrounding landscape and skyline. The kitchen is neatly integrated within the space, fitted with a comprehensive range of built in appliances and ample storage. Two double bedrooms provide comfortable accommodation, the principal enjoying its own ensuite shower room, while a separate bathroom serves guests and bedroom two. Practical storage has been carefully considered, and the apartment further benefits from two allocated parking spaces and access to communal gardens. Step-free access from the building entrance to the flat, including a lift in the hallway.

Lisvane is one of Cardiff's most desirable residential areas, known for its village atmosphere, open green spaces and strong community feel. There are local shops, cafés and amenities nearby, along with access to countryside walks and parks. Lisvane and Thornhill railway station provides convenient links to Cardiff city centre, while road connections offer easy access to the A48 and M4. Well regarded local schools serve the area, adding to its enduring appeal.

This is a home that balances outlook, light and convenience, offering refined apartment living within a prestigious Cardiff suburb.



# 753.00 sq ft

## Communal and Entrance

Step-free access from building entrance to flat, including a lift in the hallway. Situated on the second floor of Lozelles Gardens in Lisvane, Cardiff, this well proportioned two bedroom penthouse apartment is accessed via a communal hallway with secure entry system.

## Entrance Hallway

Entered via a solid internal front door, the hallway provides access to all principal rooms. There are two large storage cupboards and a radiator. Laminate flooring continues throughout this space.

## Open Plan Living Room and Kitchen

Located to the right of the hallway, the open plan living space features high pitched ceilings and large windows with far reaching views across Cardiff, towards the city centre and the sea (Bristol Channel) on a clear day. Double doors open to Juliet balconies, allowing natural light to fill the room. Vertical radiators are fitted.

Views of St Denys Church from kitchen, views of Llanishen & Lisvane reservoirs from the living room.

The kitchen area is fitted with wall and base units and work surfaces incorporating a stainless steel sink with drainer. Integrated appliances include an electric hob, oven and grill, washing machine/dryer, dishwasher and fridge freezer. There is also space for an additional small fridge. The boiler is wall mounted within the kitchen area. Laminate flooring continues throughout.

## Bathroom

The bathroom has tiled walls and tiled flooring and comprises a bath with shower over, wash hand basin, WC and heated towel rail.

## Bedroom One

A double bedroom with large double glazed windows to the front, radiator and fitted carpet. This room benefits from an ensuite shower room.

## En Suite

With a double glazed window to the side, tiled walls and tiled floor. Comprising walk in corner shower, wash hand basin, WC and heated towel rail.

## Bedroom Two

A further double bedroom with large double glazed windows to the front, radiator and fitted carpet.

## Outside

The property benefits from two allocated parking spaces and access to communal gardens.

## Lease Details

Tenure: Leasehold

Lease Term 250 years from 2021

Approx Years Remaining 245 years

Ground Rent £250 per annum

Service Charge Approx £1,000 per half year (Block A RTM)

plus approx £300 per half year (Lozelles site)

Management Companies Block A Lozelles RTM Company Ltd and Lozelles Property Management Company Ltd

## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

## Additional Information

Step-free access from building entrance to flat, including a lift in the hallway. Sea view (Bristol Channel) from kitchen. Views of St Denys Church from kitchen, views of Llanishen & Lisvane reservoirs from Living Room. Superfast (FTTP) broadband - can obtain 2Gig (FTTP rare in Lisvane), wired for ethernet throughout. Smart thermostat heating system. SIGMA3 kitchen, with bespoke machine-cut glass backing/splashback surrounds added extra by the seller.

Bespoke blackout pleated blinds in all bedrooms, bottom to top for maximising sky views and keeping privacy. Right To Manage on Block A (Leaseholders set Service Charge etc, have control over spending).



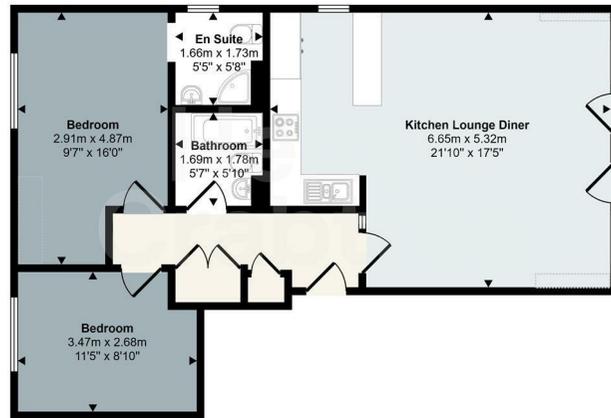
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Approx Gross Internal Area  
70 sq m / 753 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

