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Heol Hir, £525,000

- Three bedrooms. 27Ft Family Room.
- 18Ft stylish fitted new kitchen & breakfast room.
- New downstairs cloak room. Stunning bathroom.
- PVC double glazing and gas heating.
- Private gardens.
- EPC Rating: D



3 1 3



About the property

A distinctive gable fronted detached three bedroom house, built circa 1927, externally finished in white render, all beneath a modern roof replaced circa 2015. The property occupies a prominent position set back with a deep private entrance drive, fronting tree lined Heol Hir, just a stone's throw from both Llanishen Village and Llanishen High School. In recent years the current owners have both extended and fully improved the property, included a stunning new kitchen and breakfast room (18'3 x 11'9), installed in July 2022 and equipped with a large Lamona Belfast style sink and stylish panel fronted doors and drawers in Anthracite, inset with slim line copper lock handles beneath Getacore stone work surfaces (manufactured in Germany), and carved rustic wood shelves. Also in July 2022 the property was fully extended to provide a super-sized family room (27'4 x 11'0), inset with Grey composite double glazed French doors which open onto and overlook the private rear gardens. The property also includes stunning Herringbone style oak block floors throughout the ground floor, contemporary Oak traditional style modern panel doors, a stylish composite front entrance door (2018), new garage doors (2020), a new down stairs cloak room (2022), and gas heating with stunning contemporary radiators and a modern boiler installed circa 2017.

Accommodation

Entrance Hall

Approached via a composite panelled stylish front entrance door with contemporary chrome door furniture leading to a main hall with oak block flooring, coved ceiling and a carpeted single flight staircase that leads to a first floor spindle balustrade landing.

Front Lounge

Independently approached from the entrance hall via a contemporary traditional style oak panel door leading to a characteristic lounge inset with a pretty wide splayed bay with PVC double glazed windows with outlooks across the frontage gardens and drive, further double glazed PVC window with a side driveway aspect, imposing character fireplace (working fire) with cast iron grate and tiled hearth. High coved ceiling with ceiling rose. Stylish contemporary radiator.



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Kitchen & Breakfast Room

Beautifully fitted with an extensive range of panel fronted floor and eye level units with copper lock handles beneath. Stylish worktops incorporating a Lamona four ring electric hob with integrated Stoves fan assisted electric oven, retro ceramic tiled splashback, matching canopy style extractor hood, integrated Neff dishwasher. Large Belfast style sink with Victorian style mixer taps, free standing island unit with stylish work surfaces incorporating a breakfast bar, further storage units, all doors and drawers with soft closing facility, dresser unit with pine surround, impressive oak block herringbone style flooring throughout, stylish contemporary radiator. Ample space for the housing of an American style fridge freezer. Square opening leading to....

Family Room

A super sized reception room, providing a wonderful social space to the house, forming part of a full width single storey extension constructed with a high atrium style ceiling inset with four velux style double glazed windows together with two further composite grey double glazed PVC sets of French doors each of which open onto and overlook the enclosed level rear gardens. Stunning continuous herringbone style oak block flooring throughout, contemporary wall unit stylish with

storage cupboards and shelves, fitted along one wall, two stylish and contemporary radiators.

Outer Hall

Approached independently from the kitchen and featuring a cloaks hanging recess space, and leading to.....

Downstairs Cloakroom

Modern white suite comprising mounted shaped wash hand basin with chrome taps, retro ceramic tiled splashback and a solid pine vanity work surfaces with storage cupboards below, W.C. with china handle, continuous herringbone style oak block flooring, high ceiling with ceiling light, air ventilator.

Garage

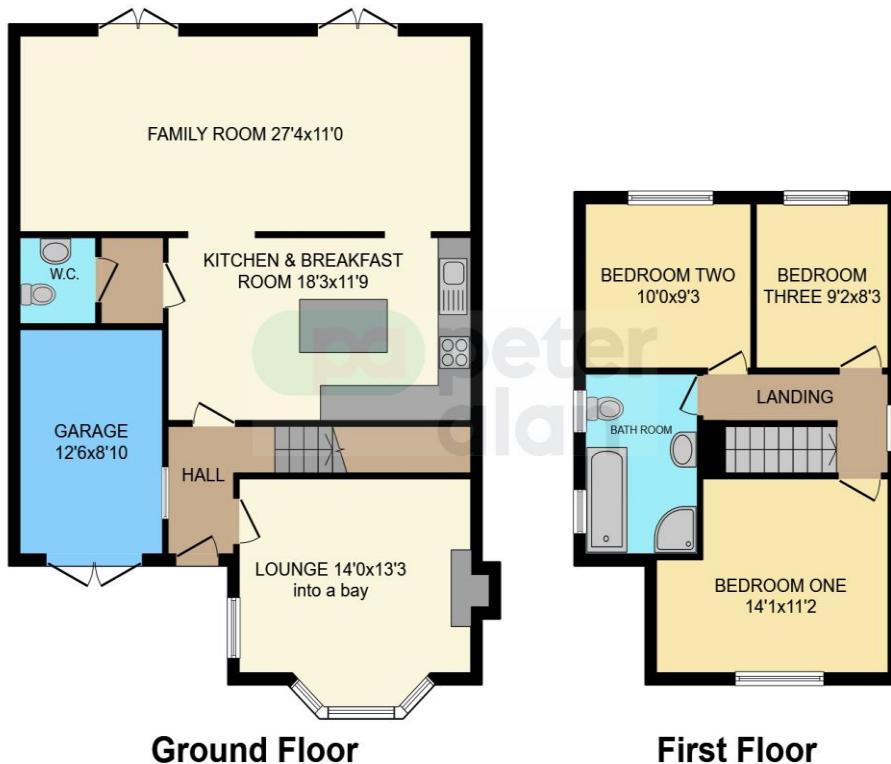
Approached via contemporary wood panel double doors leading to a former garage which is now mainly secure storage space with a modern pitched roof, electric power and light, and an ideal access solid oak panelled contemporary courtesy door with stylish handles that opens in to the outer lobby. Plumbed for two washing machines.

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Floorplan



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