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£875,000

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A magnificent Victorian three storey bay-fronted semi-detached residence of character, built circa 1890, extensively renovated and extended in recent years by the current owners. A wonderfully well-proportioned and generous five-bedroom family house, providing 2,500 square feet of true elegance, with a charming balance of modern contemporary fittings and historic period features.

Throughout the living space there are imposing features including high cornice ceilings, picture rails, wall panels, dado rails, moulded skirting boards and door architraves, original traditional panel doors with elegant finger plates, brass and crystal handles, and many stunning character fireplaces. Very recent improvements include quality new hardwood double-glazed windows, enhancing the character of this unique residence.

.A new bespoke fully-fitted 22 FT kitchen breakfast room provides a wonderfully social living space that is further enhanced by the gracious sitting room (22'7 x 17'2) added by the current owners in 2018 and inset with high specification bespoke book cases, double-glazed lantern style ceiling window, solid hardwood windows and French doors,, which open onto and overlook the large and truly superb rear gardens. A gracious entrance reception hall (19'6 x 10'1) leads to an impressive drawing room with a new solid oak floor and a wide bay with new wainscoting and two stunning bespoke bookcases, hand made by a specialist cabinet maker.

The formal dining room also has many new features including elegant wall panelling, a bespoke display cabinet, a pine floor and elegant hardwood French doors, which open into a large conservatory, which the current owners use as a greenhouse for their indoor and exotic plants.

There are five generous bedrooms, two with new bespoke, handmade alcove wardrobes, and a bay with a new wainscoting. The property offers two modern bathrooms and as separate WC.

This exceptional property has many special external features, rare to find within a Victorian home. These include a wide 4/5 car private drive, a 16 FT detached garage and a cook house, which provides an outside kitchen.

The large and lovely rear gardens are a magnificent feature, creating a wonderfully private environment.

There gardens are composed of a lower sun terrace approached from the sitting room, a cottage garden, which includes a shaped lawn, edged with plentiful herbaceous borders, and a newly added Indian stone terrace completed in 2025, and inset with a sunken nature pond where newts and toads reside.

A walk through a mature beech hedge leads to a top terrace, a circular pond, a fernery, and a very private and sheltered second Indian stone terrace.

This sanctuary-like space is enclosed by mature hazel trees, and filled with tree ferns, contained bamboo, Tetrapanax trees and many more interesting and exotic plants. Fronting highly sought-after and prestigious Fidlas Road, only moments walking distance from Llanishen village and five minutes' walk from Llanishen train station (connecting with Cardiff Queen Street and Cardiff Central), this substantial and imposing family home includes gas heating with panel radiators, a powerful modern Worcester combination boiler, and a wealth of modern 13 amp electric power points throughout the accommodation.

This unique character residence provides exceptional living space and a unique garden, all positioned in a very convenient location in Llanishen.





Entrance Porch Approached via panelled hardwood double doors inset with upper light windows and fitted with brass door furniture, part-tiled walls, quarry tiled floor.

Entrance Reception Hall 19' 6" x 10' 1" (5.94m x 3.07m) A charming hallway of character, approached via a panelled entrance door inset with coloured glass upper light windows, leading to a large and imposing hallway of character, with a newly carpeted (Axminster) returning spindle balustrade staircase with newel posts, quarry tiled floor throughout, high cornice ceiling, moulded door architraves and skirting boards, under-stairs cloaks hanging recess and under stair storage cupboard, radiator with casement cover. New double-glazed window with outlooks across the tree lined front gardens and drive. Elegant part panelled walls with dado rail.

Downstairs Cloak Room Modern Heritage white suite comprising W.C., shaped corner wash hand basin with brass taps and a ceramic tiled splashback, quarry tiled floor, radiator, New double-glazed window to side, high Cornice ceiling.

Front Drawing Room 16' 10" x 12' 10" (5.13m x 3.91m) A charming reception room located at the front of the property is inset with a wide splayed bay with new wainscoting and new double-glazed hardwood windows with views across the enclosed front gardens, a high cornice ceiling, picture rail, magnificent character fireplace inset with a cast iron grate, original tiled surround and a slate hearth, two wide alcoves each fitted with stunning bespoke handmade bookcases with low-level cupboards,



new oak flooring, a double radiator, ceiling rose and traditional original panel door to entrance hall.

Formal Dining Room 13' 7" x 13' 3" (4.14m x 4.04m) A generous and imposing room, inset with an elegant character fireplace in Welsh slate, with cast iron grate, original tiled hearth and surround, new pine floor, bespoke alcove display cabinet, high cornice ceiling, picture rail, two double radiators each with bespoke casement covers, new elegant wall panels, traditional original panel door to entrance hall, new double glazed French doors opening into the conservatory, traditional sash cord window to rear.

Conservatory-Greenhouse 14' 1" x 7' (4.29m x 2.13m) Impressive tiled floor, PVC double-glazed windows, pitched glass roof, white PVC French doors, which lead to the rear gardens. Electric wall heater.

Inner Hall Approached directly from the conservatory and housing a large and powerful Worcester Gas Boiler, (serviced every year by British Gas), secret door opening into the sitting room.

Open Plan Kitchen & Breakfast 22' 6" x 10' 1" (6.86m x 3.07m) Approached from the entrance hall with an original panel door with brass finger plates and crystal handles. This beautifully fitted new open-plan bespoke kitchen adds a real atmosphere of elegance to the living space, very in-keeping with the house, and providing an extensive range of both panel fronted floor



and eye level units' full height, with matching characteristic door handles, beneath solid quartz granite work tops, Smeg Range Cooker with seven ring gas hobs including a wok burner, ceramic tiled splash back, concealed extractor, magnificent mantel surround with elegant panels. Stunning full size pantry unit with inside spice shelves, range of deep pan drawers, soft closing doors and drawers with custom made cutlery compartments. Large integrated larder fridge. Large integrated white Belfast sink with chrome mixer taps, further bespoke wall cabinets.

Elegant high cornice ceiling, picture rails and ceiling roses, original Welsh Dresser with glass cabinets. Quarry tiled floors, ample space for a breakfast table and chairs, radiator with bespoke casement cover, windows with outlooks across the private side entrance drive.

Sitting Room 22' 7" max x 17' 2" max (6.88m max x 5.23m max) A truly impressive and very spacious reception room, approached from the kitchen and forming part of an extension, which was completed in 2018, wonderfully versatile space with wood block floors and cornice ceiling with spot lights, hardwood double glazed lantern-style ceiling window,. Bespoke double-glazed hardwood French doors with matching side screen windows, which open onto and overlook the beautiful rear gardens. A very relaxing sitting room equipped with a secret bookcase door, which leads into the inner hall with direct access to the conservatory.



First Floor Landing Approached via a returning, newly carpeted (Axminster) spindle balustrade staircase, window to side aspect, moulded door architraves and skirting boards throughout.

Bedroom One Wide splayed bay window fitted with new wainscoting and new hardwood double-glazed windows with front outlooks, high cornice ceiling, picture rail, magnificent cast iron character fireplace with cast iron grate and tiled hearth, two bespoke, handmade alcove wardrobes. Double radiator, traditional panelled door to landing.

Bedroom Two Traditional panelled door to landing, double radiator, high ceiling, picture rail, two bespoke handmade alcove wardrobe, imposing cast iron character fireplace and grate with tiled hearth, sash cord style window with a rear garden outlook.

Inner Landing Approached from the main landing via a traditional panelled door, radiator. Access to both bedroom three and family bathroom.

Bedroom Three 13' 5" x 10' (4.09m x 3.05m) Sash cord window with a rear garden view, picture rail, traditional panelled door, double radiator, built out former airing cupboard now a very useful store cupboard.



Family Bathroom 9' x 6' (2.74m x 1.83m)

Approached from the inner landing via an original panel door with brass handles leading into a new white bathroom suite, comprising wall panels and vinyl flooring, panel bath with chrome mixer taps and chrome mixer shower fitment, WC with China handle, large, shaped wash hand basin, double size shower with chrome mixer taps, hand fitment and waterfall fitment. Clear glass shower screen and door, elegant radiator, two windows to side, cornice ceiling.

Bedroom Four 9' 10" x 9' 3" (3.00m x 2.82m) Double radiator sealed double glazed window with outlooks onto the frontage road, traditional panelled door to landing.

Second Floor Landing Approached via a wide returning spindle balustrade staircase with moulded skirting boards leading to a second-floor landing.

Bedroom Five 13' 4" x 12' 10" (4.06m x 3.91m) A wonderfully versatile and adaptable bedroom, inset with two Velux double glazed windows each with blackout blinds to front aspect, stripped pine flooring, cast iron character fireplace with tiled hearth, further windows with elevated views across the rear gardens, double radiator, two alcoves, ceiling with spotlights, farmhouse pine panelled door to an ensuite bathroom.



Ensuite Bathroom 9' 1" x 7' 4" (2.77m x 2.24m) Stylish modern suite comprising panel bath with chrome mixer taps and chrome mixer shower fitment, W.C. with concealed cistern, square shaped contemporary wash hand basin with chrome mixer taps and pop-up waste and a built out vanity unit, Villeroy & Boch suite, tiled flooring, flooring lights, access to a very useful attic storage area, apex window with integrated shutters to side, Velux double glazed window to rear, stylish chrome towel rail/radiator.

Gable Storeroom 11' 3" x 5' 7" (3.43m x 1.70m) Approached from bedroom five by a low pine panelled door leading to the main gable area which has been insulated and carpeted and fitted with an electric light and provides a very useful attic storage area.

Private Entrance Drive Wide private block paved entrance drive approached via a tree arch line and providing an extensive and considerably deeper parking drive than normal, which runs to a double width at the far end, and provides additional turning space to the front.

Garage 15' 6" x 12' (4.72m x 3.66m) Electric fob operated garage door installed in 2021. Electric power and light. Mezzanine upper floor storage area.



The Cook House 11' x 7' 5" (3.35m x 2.26m)

Installed in 2018 and approached from both the rear garden and the inside of the garage, and providing a very useful extra fitted kitchen with a range of modern high gloss floor and eye level units with laminate work tops and additional metal bespoke wall shelves. Stainless steel sink with drainer and Kettle boiling hot water taps. Electric under floor heating. Integrated fan assisted electric quality oven.

Stone Terrace Approached from the sitting room, paved and leading to two long ponds with water filtration systems.

Lower Garden Laid to a centre lawn and enclosed by high laurel trees which provide extensive privacy. This delightful part of the garden leads to a sun terrace with Indian stone paving completed in 2025 and inset with a sunken nature pond where newts and toads reside. Around the lawn is a full range of herbaceous planting, providing an English garden atmosphere with dozens of David Austin roses and many iris plants.

Top Terrace Also with the gardens is a top terrace, approached by an arch set within a mature beach hedge, which leads to a circular pond, a fernery, and a very private and second Indian stone terrace. This sanctuary-like space is enclosed by mature hazel trees, and filled with tree ferns, contained bamboo, Tetrapanax trees and much more. A concealed potting shed provides great storage and is dressed by a mature grape vine, which bears a generous crop.



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