

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Ivydale, Lisvane Cardiff

£600,000

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## About the property

A larger style four bedroom double fronted Georgian style house, built in 1974, a FORMER SHOW HOME, with elevations in facing brick, inset with Leeks replacement PVC double glazed windows, all beneath a pitched tiled roof. This well designed family home, provides 1633 square feet, and occupies a delightful tranquil position fronting a quiet and select private residential close, away from passing traffic, yet still convenient for access to both Lisvane Primary School and Lisvane Railway Station. Available with no chain, this impressive property also benefits a very large and level rear garden, providing scope for extension, subject to the required planning applications and building regulation approvals. The property includes gas fired warm air ducted heating, with a new boiler installed in 2008, a fully fitted stylish modern kitchen installed in 2020, cavity wall insulation, a modern electric consumer unit (2020), a utility room extension (1985), and a sun lounge conservatory with modern tiled roof, and two Hormann modern electric fob operated doors installed within the double garage. This versatile detached house comprises a central entrance hall, a down stairs cloak room, a dining room, a large lounge (21'10 x 12'0), whilst on the first floor there are four good size bedrooms and two bathrooms, one being ensuite. a super sized family home on a truly stunning exceptionally large garden plot. Must be seen!

## Accommodation

### Location

The property which is available with no chain, is conveniently placed within walking distance to both Lisvane Primary School and Lisvane railway Station, whilst also close by are the charming Cefn Onn Country parks and the Old Cottage Inn, with its fine dining restaurant. The property is located only a short distance from Coed-y-Felin which comprises about 16 acres of semi ancient and mixed natural woodland in the heart of Lisvane, sandwiched between Heol Cefn Onn (the main entrance), Clos Llysfaen, Ivydale, Ridgeway and Millrace Close, with entrances in each. The property is well placed with good access to the highly regarded Lisvane Primary School, and the very popular Thornhill Primary School, whilst within Lisvane there are Treetops Play Group and Lisvane Nursery. Lisvane is one of the most desirable areas of North Cardiff. Facilities include a Pharmacy, a local village Shop, hairdressers, a community cabin library, a park, and ride, a Generation Dyslexia School, a parish church, a scout hall and a community/village hall. Lisvane cricket club is based at Polymath in nearby St Melons. Secondary schools locally include Corpus Christie Catholic high School on TY Draw Road and Llanishen High School on Heol Hir. There is also an active community association with 29 affiliated groups and the Panthers Football Club which is a major player in South Wales. Within a short distance is a local Sainsbury Super Store with petrol station, Doctors surgery and a Pharmacy. Within easy driving distance are three shopping centres including Thornhill Crossroads, Rhiwbina Garden Village and Llanishen Village. Also within the vicinity is a newly opened Miller & Carter Steak House, The





Pendragon Public House and Restaurant, the New House Hotel and the Manor Park Hotel and restaurant. The nearest secondary school is Llanishen High School. Welsh medium education is provided most locally at Ysgol Y Wern in nearby Llanishen and Ysgol Gyfun Gymraeg Glantaf in Llandaff North.

## Ground Floor

### Entrance Hall

Approached via a part panelled front entrance door leading to a central hallway with a wide carpeted single flight staircase with hand rail and useful under stair storage cupboard, coved ceiling, large built-in cupboard housing gas boiler.

### Downstairs Cloakroom

Modern white suite (Roca) comprising slim line W.C., shaped mounted wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit, ceramic tiled floor, replacement PVC double glazed obscure glass window to rear.

### Lounge

21' 10" x 12' ( 6.65m x 3.66m )  
Approached independently from the entrance hall leading to a sizeable principal lounge with coved ceiling



and replacement PVC Georgian style double glazed bow window with outlooks on to the quiet frontage close. Matching Georgian style double glazed PVC French doors leading to.....

### Conservatory

15' 10" x 14' 1" maximum ( 4.83m x 4.29m maximum )  
Constructed with a cavity brick plinth outer wall surmounted with sealed double glazed timber casement windows and matching French doors that open on to the large and lovely rear gardens, all beneath a new tiled pitched roof with velux electrically operated rain sensor double glazed window. Ceramic tiled flooring..

### Dining Room

11' x 12' 2" ( 3.35m x 3.71m )  
Independently approached from the entrance hall leading to a separate formal dining room with a replacement PVC Georgian style double glazed window with outlooks on the quiet frontage close, coved ceiling.



### Kitchen

10' 9" x 9' 3" ( 3.28m x 2.82m )  
Well fitted along three sides with a stylish modern range of Howdens high gloss floor and eye level units beneath laminate round nosed work surfaces incorporating a modern sink unit with mixer taps and drainer, Hisense four ring induction hob, walls part ceramic tiled, integrated John Lewis fan assisted electric oven with separate John Lewis microwave, soft closing doors and drawers, cutlery compartments, deep pan drawers, integrated Bosch dishwasher, replacement PVC double glazed Georgian style window with a rear drive aspect, internal doorway to dining room, further internal independent door to entrance hall.

### Utility Room

8' x 5' 7" ( 2.44m x 1.70m )  
Approached independently from the kitchen via a large door opening and providing space with plumbing for a washing machine and ample space for the housing of a tumble dryer and fridge freezer and additional units if required. Continuous tiled floor, PVC Georgian style double glazed window with a pleasing rear garden outlook, PVC outer door to drive.



## First Floor

### Landing

Approached via a carpeted single flight staircase leading to a central landing with access to roof space and a built-in airing cupboard housing a large factory insulated copper hot water cylinder.

### Master Bedroom One

16' 4" x 12' ( 4.98m x 3.66m )

With a PVC replacement Georgian style double glazed window with tilt and turn facility and outlooks on to the quiet frontage close, double radiator, a sizeable master bedroom with a built in wardrobe and a triple wardrobe.

### Ensuite Shower Room

White suite with ceramic tiled walls and vinyl flooring comprising corner shaped ceramic tiled shower cubicle with chrome shower fittings including hand fitment and air ventilator, shaped pedestal wash hand basin with taps, slim line W.C., shaver point, vertical radiator, obscure glass PVC double glazed replacement window to front.



### Bedroom Two

12' x 11' ( 3.66m x 3.35m )

Independently approached from the landing, a further double size bedroom with double radiator and replacement Georgian style PVC double glazed window with tilt and turn facility and outlooks on to the quiet frontage close.

### Bedroom Three

10' 4" x 9' 8" ( 3.15m x 2.95m )

Independently approached from the landing, a further double size bedroom with a PVC double glazed Georgian style window with elevated outlooks across the large and lovely rear gardens.

### Bedroom Four

7' 7" x 9' 9" ( 2.31m x 2.97m )

Independently approached from the landing, a very good size fourth bedroom benefiting from an additional deep built-in wardrobe providing an extra storage depth measuring 3' 5" depth x 2' 5" width. Replacement PVC Georgian style double glazed window with a pleasing elevated rear garden aspect.



### Family Bathroom

White suite with walls largely ceramic tiled and vinyl flooring comprising shaped panel bath with chrome shower fittings and chrome taps with pop-up waste, rail and curtain over, coved ceiling, shaped pedestal wash hand basin with mixer taps, slim line W.C., shaver point, chrome vertical towel rail/radiator.

### Outside

#### Front Garden

Wide level and chiefly laid to lawn inset with a stepped shaped path.

#### Private Entrance Drive

Private hard concrete deep off street vehicular entrance drive providing parking for a number of cars and leading to.....



### Double Garage

18' 4" x 17' 10" ( 5.59m x 5.44m )  
A detached and substantial brick built double garage with modern roof approached via two Hormann electronically controlled electric fob operated roller entrance doors. Courtesy door and PVC double glazed window.

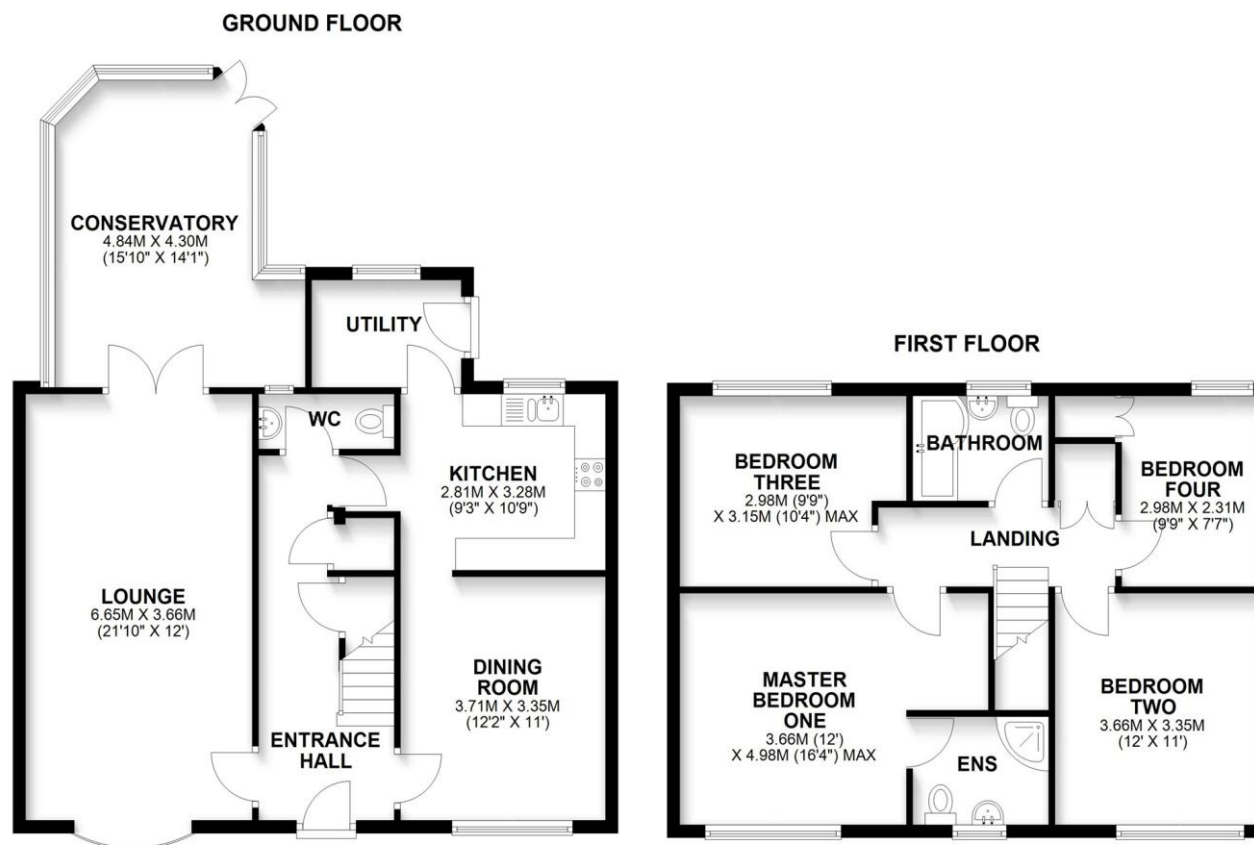
### Rear Gardens

A special feature of this substantial house are the large and lovely rear gardens completely level and chiefly laid to lawn enclosed for privacy and security by means of timber panel fencing and edged with raised borders. A super family sized garden.



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