

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



CHURCHILL CLOSE
LISVANE



Churchill Cl, Lisvane, CRF

Main Building: Total Interior Area 1705.62 sq ft



0 4 8 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Incredible potential to make this one of the best homes in Lisvane. The plot size and new design make this an exciting proposition for the area and next home owner.

Comments by - Mr Elliott Hooper-Nash



CHURCHILL CLOSE

LISVANE, CF14 0EP - OFFERS OVER - £700,000



5 Bedroom(s)



3 Bathroom(s)



1947.56 sq ft

Nestled in the charming Churchill Close of Lisvane, Cardiff, this detached house, at the end of a quiet cul de sac, in a private location, set amidst approximately half an acre of grounds is this 5 double bedroom, 3 bathroom, detached residence in Lisvane. 1,948 sq ft floor plan.

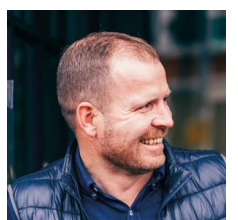
The property offers wonderful opportunity to expand into its large grounds and is sold with planning approval for a 1200 square foot two storey extension which will provide, 3,200 sq ft of living space, 5 generous bedrooms, all with en-suite's, 3 spacious separate reception rooms and a vast open plan kitchen/dining/living area opening out to the large garden. make this an exciting proposition for the next owner.

With its; ample grounds and living space; desirable and private location and scope for expansion, this property is a rare find.

Situated on a generous 1/2 acre plot, the secluded location, private gardens and woodland surroundings provide a serene and picturesque setting.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





Entrance Hallway

Living Room
3.47m x 6.06m (11'4" x 19'10")

Dining Room / Study
3.44m x 2.90m (11'3" x 9'6")

WC
1.95m x 1.79m (6'4" x 5'10")

Kitchen / Breakfast room
4.02m x 4.51m widest point (13'2" x 14'9" widest point)

Utility Room
2.97m x 1.78m (9'8" x 5'10")

To the first floor

Master Bedroom
5.07m x 4.53m (16'7" x 14'10")

Ensuite
2.50m x 1.68m (8'2" x 5'6")

Bedroom Two
4.05m x 2.93m (13'3" x 9'7")

Bedroom Three
4.04m x 2.27m (13'3" x 7'5")

Bathroom
2.50m x 2.51m (8'2" x 8'2")

Bedroom Four
3.51m x 2.48m (11'6" x 8'1")

Bedroom Five
2.86m x 2.92m (9'4" x 9'6")

Shower Room
1.37m x 1.45m (4'6 x 4'9)

Garage
5.12m x 5.22m (16'9" x 17'1")

Driveway
Private driveway leading to multiple parking spaces

Gardens
Set is approx 0.46 of an acre plot - large family garden with mature boarders backing onto woodland and your own stream

Tenure

Council Tax
Band - G

Planning Approved
24/01728/HSE - Planning approved for 2 storey side, front and rear extension

Additional Information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

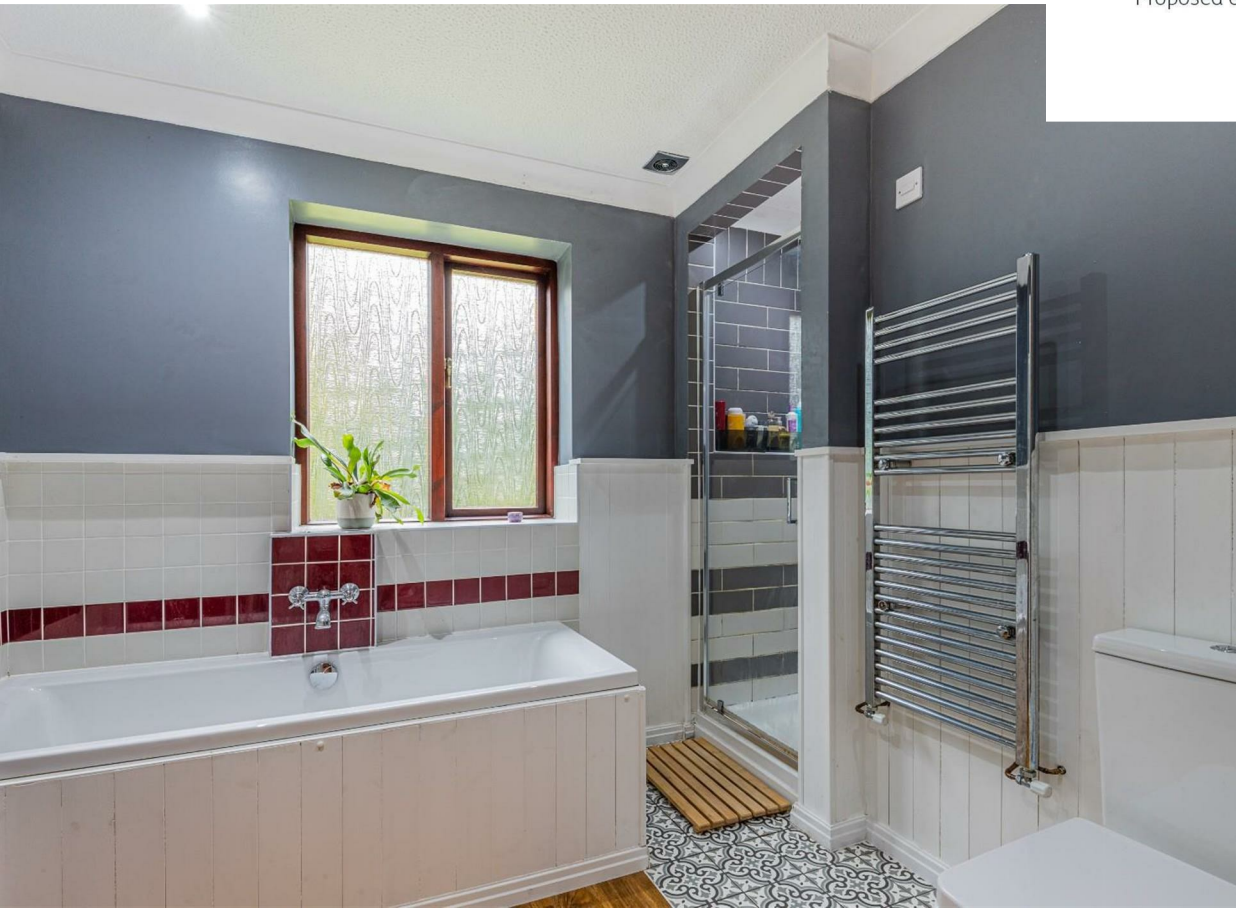


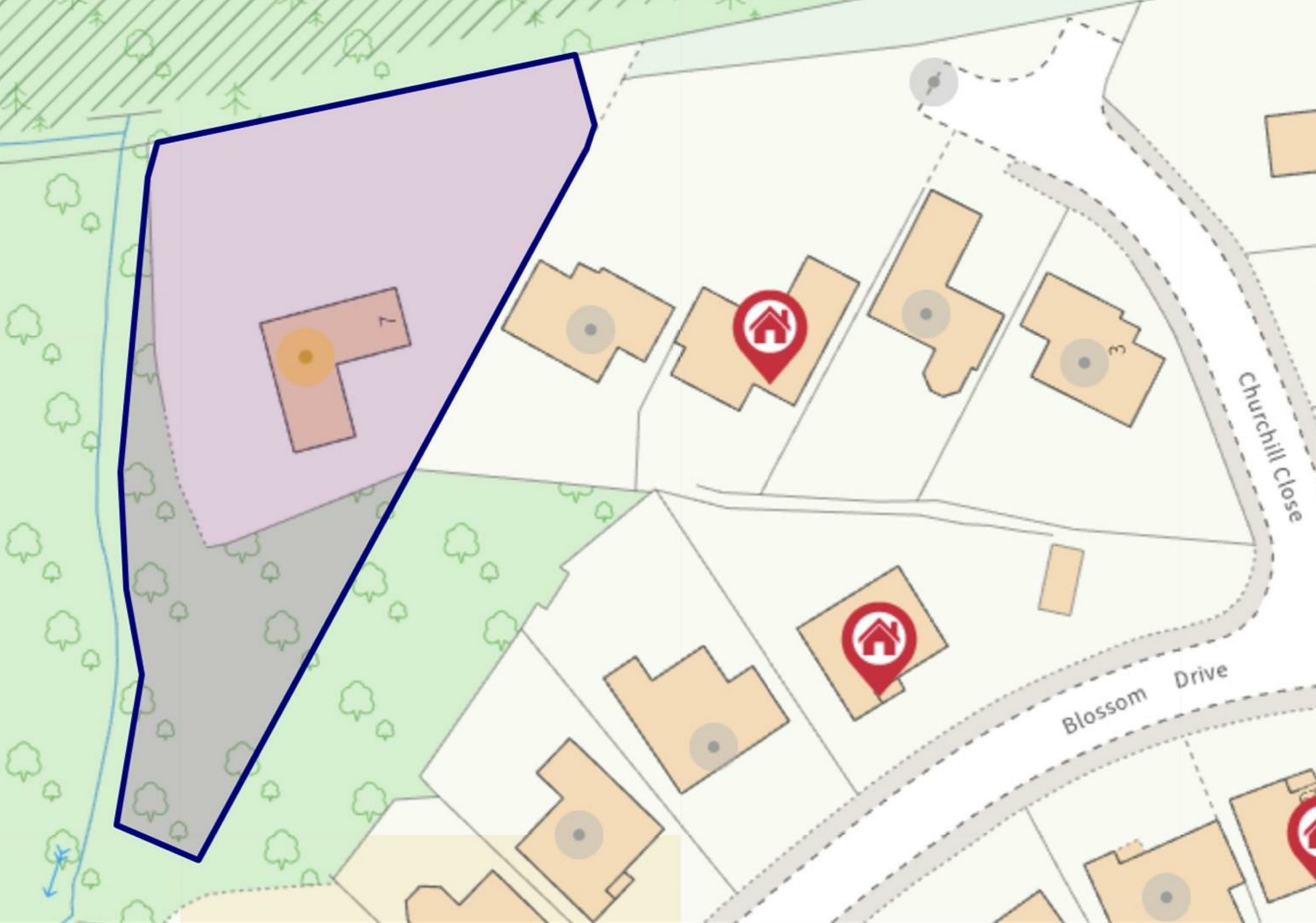


NEW PROPOSED ELEVATIONS



Proposed extension block plan



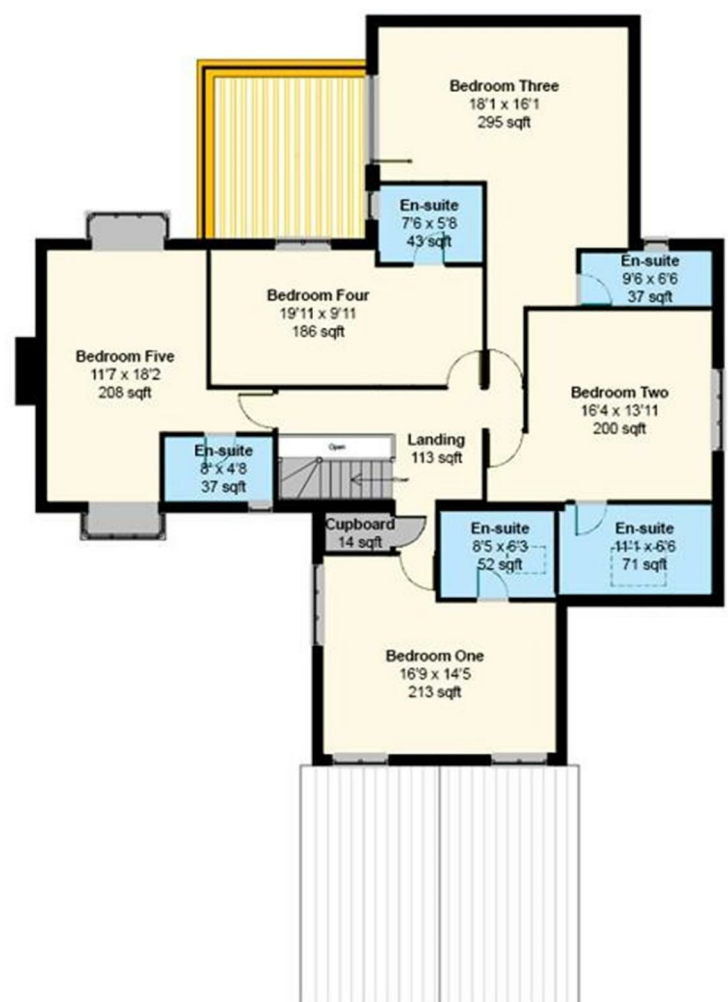


Churchill Close, Lisvane, Cardiff - PROPOSED LAYOUT

Total SQFT (inc Garage) -3,383 sqft



Ground Floor
Exterior Area 1,928 sqft inc.garage



1st Floor
Exterior Area 1,455 sqft