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5 Clos Coedydafarn, Lisvane, Cardiff, CF14 0ER.

£550,000

 peter
alan

02920 618552
llanishen@peteralan.co.uk



A large, detached double fronted three-bedroom bungalow, built circa 1980 with elevations in facing brickwork, inset with sealed double-glazed windows, all beneath a pitched roof of concrete interlocking tiles. This well-designed and spacious versatile bungalow occupies a stunning position fronting a small and select quiet close, well away from busy passing traffic, yet just round the corner from Lisvane village. Clos Coed Y Dafarn is a delightful close, very private, with just six detached bungalows each well-placed away from neighbours, and each with original double garages and wide double drives.

This versatile bungalow occupies one of the finest positions within the close, placed at the head of the cul de sac, with gently elevated views, and a super-sized very private enclosed rear garden. The well-designed living space comprises a central entrance hall approached from a spacious porch, a large drawing room (18'7 x 12'9) inset with a living flame gas fire and a large picture window with a delightful outlook down the close; a separate formal dining room (12'3 x 10'3);

Approached from both the drawing room and from the kitchen-breakfast room, (12'4 x 13'6). French doors open from the dining room onto a very private level paved wide sun terrace, with a delightful outlook across the lawns and onto a screen of mature garden trees and hedgerow.

Off the hall are three double size bedrooms, and a family bathroom, whilst the master bedroom has its own spacious ensuite shower room (8'7 x 5'2).

The property also includes gas heating with panel radiators, coved ceilings, and integrated appliances within the kitchen. A truly lovely bungalow, in need of some modernisation, but offering a rare opportunity to acquire a large bungalow in a idyllic location. Must be seen, no chain!

Lisvane

Lisvane Llanishen Railway Station is within easy walking distance from Lisvane Road, connecting with Cardiff Queen Street and Cardiff Central Stations. 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 walking distance to the Treetops Play Group and Lisvane Nursery is 1 Mile away. 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, and a scout hall.

There is also 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.





Ground Floor Entrance Porch

Open fronted.

Entrance Hall

Approached via a part-panelled front entrance door with opaque upper light windows and matching side screen windows opening into a central hall with a double radiator, coved ceiling, access to roof space, and a built-in full height deep cloaks hanging cupboard. Large additional built in airing cupboard housing factory insulated copper hot water cylinder with an electric immersion.

Kitchen Breakfast Room

12' 4" x 13' 6" (3.76m x 4.11m) Independently approached from the entrance hall, fitted along three sides with floor and eyelevel units in high gloss with oak trim and laminate round nosed work surfaces, incorporating a double bowl stainless steel sink with vegetable cleaner and mixer taps, integrated Moffat 3500 4-ring gas hob with a matching Neff extractor hood, integrated Lamona electric oven with separate grill, space for the housing of an upright fridge freezer, space with plumbing for a washing machine, wall mounted gas boiler, double glazed casement outer door opening onto the sizeable rear gardens, further double glazed timber casement window with a pleasing rear garden outlook, space for a small breakfast table and chairs, large radiator, further independent door opening into...



Drawing Room

18' 7" x 12' 9" (5.66m x 3.89m) Also independently approached from the entrance hall, inset with a large double glazed timber casement picture window with outlooks over the quiet and select frontage close, log effect gas fire with tiled hearth and brick surround, coved ceiling, large radiator.

Formal Dining Room

12' 3" x 10' 3" (3.73m x 3.12m) Coved ceiling, large radiator, double glazed French door with side screen window opening onto and overlooking the very private and sizeable rear gardens. Double doors with opaque side screen windows opening to....

Bedroom One

10' 9" x 12' (3.28m x 3.66m) Approached independently from the main entrance hall via an entrance recess providing an additional 3ft wide by 2ft deep bedroom space, this double size bedroom also includes a double-glazed timber casement window with a pleasing rear garden outlook, and a large radiator.



Ensuite Shower Room

8' 7" x 5' 2" (2.62m x 1.57m)

Spacious ensuite shower room with ample room to either convert or add a bath if required, currently tiled, and comprising a square-shaped shower cubicle with chrome shower fittings and sliding shower doors, pedestal wash hand basin, W.C, radiator, opaque double glazed timber casement window to side, air ventilator, bathroom light with shaver point and mirror.

Bedroom Two

12' 8" x 9' 1" (3.86m x 2.77m)

Approached from the hall, double glazed window with a pleasing rear garden view, radiator.

Bedroom Three

12' 1" x 8' 10" (3.68m x 2.69m)

Approached independently from the entrance hall, benefiting a coved ceiling, a large seal double glazed timber casement window with outlooks across the frontage gardens and down the quiet select frontage close, further double-glazed window to side, sizeable radiator.



Family Bathroom

8' 9" x 8' 6" (2.67m x 2.59m)

Pampas coloured suite comprising panel bath with tiled splashback, chrome mixer shower fitment, chrome mixer taps, shower screen, pedestal wash hand basin, W.C, tile flooring, radiator, double glazed opaque patterned glass timber casement sea double glazed window to front.

Outside Entrance Drive

Private double width off street vehicular entrance drive leading to...

Double Garage

16' 4" x 15' 9" (4.98m x 4.80m)

Substantial detached double garage with a pitched interlocking tiled roof, courtesy door to gardens, electric power and light, window to rear garden.



Rear Garden

A very attractive well designed and private rear garden comprises of a large, paved sun terrace with neat lawns beyond, affording privacy and security by dense screening natural garden trees and hedgerow. The gardens continue the width of the bungalow and to the side and would be perfect for any avid gardener.

Front Garden

Laid chiefly to lawn and inset with an entrance path.





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