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5 Holly Grove, Lisvane, Cardiff, CF14 0UJ.

Offers over £635,000

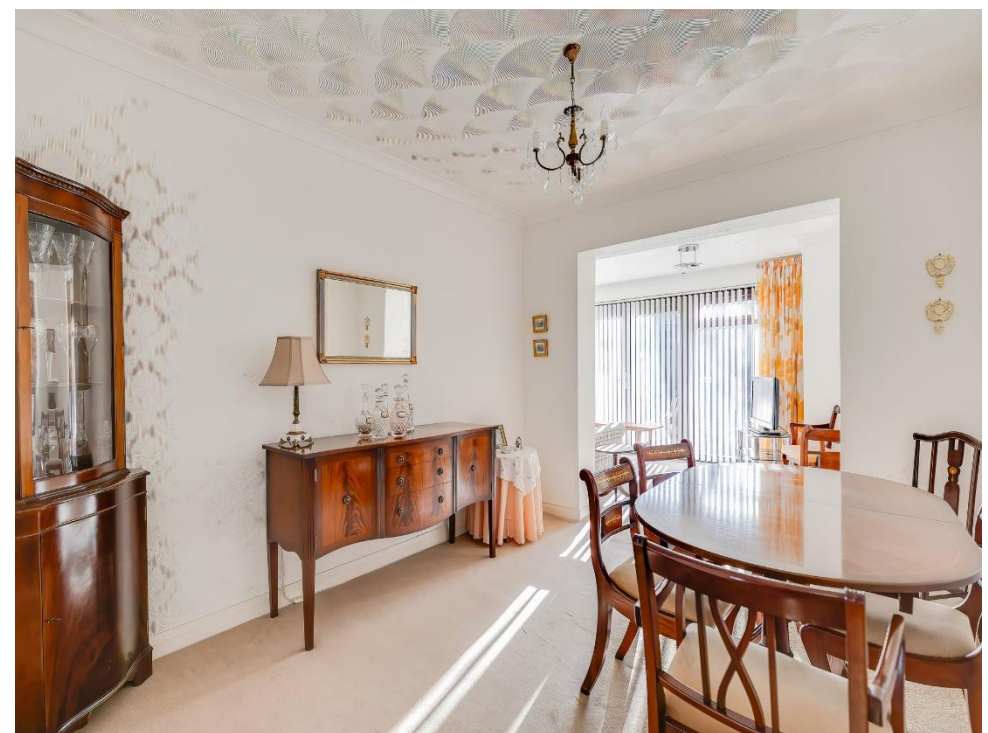


A large and greatly extended four double bedroom, three bathroom, detached double fronted family house, built circa 1969, extended in the late 1970's, and now providing 2085 square feet. This very impressive and well-designed home occupies a tranquil position fronting a quiet and private select residential close, well away from passing traffic. 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, Coed Y Felin Woods, The Ty Mawr Public House and Restaurant and the Old Cottage Inn, with its fine dining restaurant. This spacious home has a generous level enclosed garden, a private front entrance drive and a (31'7 x 9'9) tandem garage. The property benefits gas heating with panel radiators (New Worcester Combi Boiler 2021), Parquet Block floors, coved ceilings, solid internal walls providing excellent sound insulation, cavity wall insulation (added at build stage), hardwood traditional style panel internal doors with glass panels, brass effect light switches and power points, and a very private fully enclosed level rear garden. The versatile living space comprises a large front entrance porch (19'4 x 5'5), with an internal door that leads directly into the tandem double length garage, a wide entrance hall (13'3 x 6'7) with a spindle balustrade staircase, a downstairs cloak room, a spacious lounge (18'0 x 12'0), a dining room (11'0 x 9'10), a sitting room ( 18'0 x 9'4), and a kitchen and breakfast room (18'0 x 11'9) with many new appliances including an integrated fridge (2023), a stylish sink (2015) with a lifetime guarantee, a De Dietrich four ring induction hob (2015), and a Lamona integrated oven (2019). The first floor comprises four large bedrooms, the master bedroom being a generous (19'5 x 10'1), with a large Armitage Shanks ensuite bathroom (9'8 x 8'2)

equipped with both a bath and a separate shower cubicle. The impressive guest bedroom two is a spacious (14'0 x 11'10) also have an ensuite shower room new in 2012, whilst the family bathroom was re-modelled with a Roca suite circa 2000. The property benefits both sealed double glazed timber casement and aluminium windows, and two new sets of PVC double glazed PVC hardwood effect French doors with matching side screen windows in both the lounge and the sitting room (installed in 2021). A very spacious family house available with no chain. Must be seen!

**Lisvane** 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 Llysaen, 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.

**Entrance Porch 19' 4" x 5' 5"** (5.89m x 1.65m) Approached via glass panelled double front entrance doors leading into a wide enclosed porchway with ceramic tile floor and an outer wall surmounted with timber casement glass windows along two sides, wall lights, coving, light switches and power point in brass effect, courtesy door leading into the double length tandem garage.





**Entrance Hall 13' 3" x 6' 7"** (4.04m x 2.01m) Approached via a glass opaque panelled door from the porch leading into a wide central hallway with a contemporary carpeted floor and matching carpeted spindle balustrade single flight staircase that leads to a half landing and a spindle balustrade main landing. Timber casement window to porch, double radiator, coved ceiling. Brass effect power points and light switches.

**Downstairs Cloakroom 6' 8" x 5' 5"** (2.03m x 1.65m ) A spacious cloakroom with a white contemporary modern suite with mounted shaped wash hand basin with mixer taps and pop up waste, wc with concealed cistern, full range of vanity units along one wall, tiled floor, radiator, part tiled walls, coved ceiling, Xpelair air ventilator, patterned glass timber casement window to porch, approached from the hall via a traditional hardwood panelled door.

**Kitchen And Breakfast Room 18' x 11' 9"** (5.49m x 3.58m ) Fully fitted kitchen breakfast room, with a length measurement narrowing to 9 ft. Fitted along three sides with an extensive range of panel fronted floor and eye level oak units with laminate patterned worktops, incorporating a sink unit with mixer taps, vegetable cleaner and drainer, integrated induction De Dietrich four ring electric hob beneath a canopy style extractor hood, integrated eye level Lamona combi oven/microwave, further built in Lamona fan assisted electric oven, Bosch dishwasher, ceramic tile flooring throughout, part ceramic tile walls, pretty leaded glass fronted eye level display cabinets with two matching end shelves, integrated fridge, fitted peninsula breakfast bar with four stools, double radiator, tongue and groove ceiling with six



ceiling lights, double glazed patterned glass outer door to side, double glazed front window with outlooks onto the quiet frontage close, approached from the entrance hall via a glass panel door, double radiator, full size timber casement glass window overlooking the rear sitting room.

**Dining Room 11' x 9' 10"** (3.35m x 3.00m) Approached independently from the entrance hall via a glass panel door leading to a dining room with double radiator and coved ceiling. Square opening leading to...

**Rear Sitting Room 18' x 9'** (5.49m x 2.74m) Inset with new modern hardwood effect PVC double glazed French doors with matching side screen windows that open onto and overlook the very private and level fully enclosed rear garden. High coved ceiling, double radiator, floor to ceiling height timber casement sealed double glazed window to side providing extra light.

**Principal Lounge 18' x 12'** (5.49m x 3.66m) Independently approached from the entrance hall via a hardwood glass panelled door leading into a generous main lounge also inset with modern new hardwood effect PVC double glazed sliding patio doors that open onto and overlook the level totally private fully enclosed rear garden. High coved ceiling, double and single radiator, fireplace inset with a living flame coal effect gas fire with a tiled hearth and a wood surround with hardwood mantel.



**First Floor Landing** Approached via a contemporary carpeted single flight spindle balustrade staircase which leads to a half landing and wide main landing, equipped with a radiator, coved ceiling, and a seal double glazed timber casement front window with outlooks onto the quiet frontage close. Good sized access to the roof space area via a drop-down ladder. Brass effect light switch, large built in former airing cupboard now housing a Worcester combi gas central heating boiler with multiple shelves. Enclosed by an oak panelled traditional style door.

**Master Bedroom/Dressing Room 19' 5" x 10' 1"** (5.92m x 3.07m) Comprising a double sized bedroom inset with a seal double glazed aluminium window with outlooks onto the quiet frontage close, radiator, coved ceiling, archway opening into a dressing room with fully equipped built in wardrobes with panel doors and multiple hanging and storage space. Further radiator, further aluminium seal double glazed window with outlooks onto the quiet frontage close, all approached from the main landing via an oak traditional style panel door.

**En Suite Bathroom 9' 8" x 8' 2"** (2.95m x 2.49m ) Fully ceramic tiled bathroom with vinyl flooring, Armitage Shanks suite comprising panel bath with brass effect hand grips and matching taps, plus pop up waste, bidet with brass effect mixer taps and pop up waste, wc, shaped mounted wash hand basin with brass effect mixer taps and pop up waste and a ceramic tile vanity shelf, shaver point, radiator, aluminium patterned glass window to side, further recess space housing a ceramic tile shower cubicle with chrome shower unit and shower doors. This en suite bathroom is approached directly



from the master bedroom via an oak traditional style panel door.

**Bedroom Two 14' x 11' 10"** (4.27m x 3.61m) Independently approached from the landing via a traditional style oak panel door leading to a very generous second bedroom inset with an aluminium seal double glazed window with a pleasing rear garden outlook, radiator and coved ceiling. Chrome effect light switch.

**En Suite Shower Room 9' 1" x 5' 10" Max** ( 2.77m x 1.78m Max ) Modern white suite with ceramic tile wall and vinyl tile floor comprising ceramic tile shower cubicle with Triton Alicante shower unit with opaque shower doors, mounted shaped wash hand basin with chrome mixer taps and pop up waste, wc with concealed cistern, full range of vanity units with high gloss doors in white along one wall, coved ceiling, radiator, patterned glass aluminium seal double glazed window to rear. Chrome effect shaver point. Approached directly from guest bedroom two via an oak traditional style panel door.

**Bedroom Three 11' x 9' 10"** (3.35m x 3.00m) Independently approached from the landing via a traditional style oak panel door leading to a further double sized bedroom equipped with a range of panel fronted wardrobes, with dressing table and drawers and eye level storage units with single shelf. Coved ceiling, radiator, seal double glazed aluminium window with a rear garden outlook, brass effect light switch.

**Bedroom Four 10' 7" x 9'** (3.23m x 2.74m) Independently approached from the landing via a traditional style oak panel door leading to a further double sized



bedroom, inset with an aluminium double-glazed window with a rear garden outlook and equipped additionally with a radiator and coved ceiling.

**Family Bathroom 9' x 7' Max** ( 2.74m x 2.13m Max ) Modern white Roca suite with walls finished in porcelain tiles, comprising panel bath with chrome mixer taps, chrome hand grips and a chrome mixer shower unit with patterned glass shower screen, radiator, aluminium patterned glass window to front, shaver point, approached independently from the landing via a traditional style oak panel door.

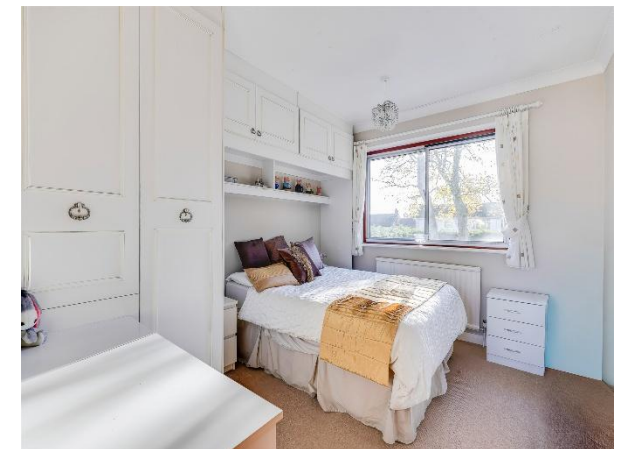
Outside Front Garden Level and laid to lawn inset with a block paved entrance path which leads directly from the drive to the entrance porch.

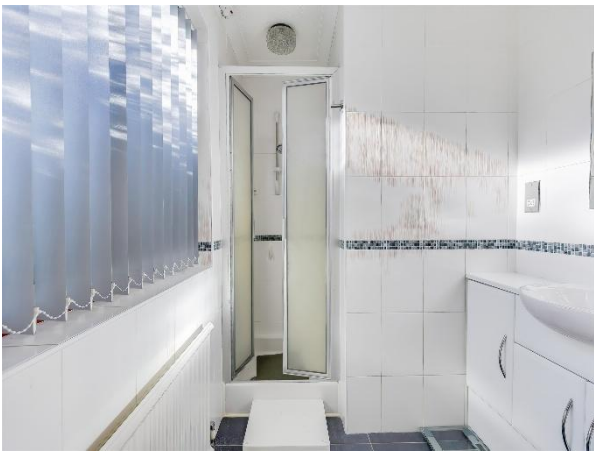
**Entrance Drive** Private off-street block paved vehicular entrance drive enclosed to the side by shrubs and plants providing a natural screen of privacy, and leading to...

**Double Length Tandem Garage 31' 7" x 9' 9"** (9.63m x 2.97m) Approached via an electronically controlled roller door leading to a fantastic double length garage with electric power and light, water tap, glass window and pine panelled door that provides access to the rear gardens.

Rear Garden A very private totally enclosed level rear garden chiefly laid to lawn beyond a paved patio and fully enclosed for maximum privacy and security by mature screens of conifer trees and garden trees and further enclosed by timber fencing.

**Side Access Garden** Wide finished in hard concrete providing direct access from the rear garden to the front garden. A privacy screened space for the housing of wheelie bins with easy access.







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