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3 The Oaks Mill Road, Lisvane, Cardiff, CF14 0XJ.

£1,250,000

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This capacious detached double fronted five bedroom modern traditionally built residence, occupies a magnificent position, private and tranquil, tucked away in the corner of a exclusive private gated residential close, comprising just three detached houses, yet well placed conveniently off a private road approached from Mill Road Lisvane. This very impressive family home provides comfortable living space for a large growing family, with the options for second generation living needs, providing a powerful 3672 square feet of very versatile accommodation. The truly beautiful, manicured surrounds gardens enjoy a rare sense of both peace and privacy, and the exceptional private parking with two separate driveways, provides space for several cars. The gated close is approached via fob operated entrance telecom door entry gates creating superb security, and Mill Road is well placed within walking distance to the highly popular Lisvane Primary School and Lisvane Railway Station, enabling fast and economic travel to both Queen Street and Cardiff Central. The property has been greatly improved in recent years to accommodate a high quality bespoke fully fitted kitchen and dining room (19'6 x 12'10), whilst a large and relaxing lounge (26'2 x 14'2) leads to a stunning fully re-modelled conservatory (2020) (14'6 X 14'3). The ground floor also includes a separate study-home office, a further 20 FT music room-sitting room, and a special feature is a super-sized Cinema Room / Games Room (31'0 x 19'10). The generous first floor comprises a large bright gallery landing which leads to five bedrooms, three bathrooms, two being ensuite, a large walk-in dressing room and a seating area snug. The two super-sized master suites are (20' 5" x 17' 1") and (20' 6" x 12' 4"), very impressive. The property includes gas heating, PVC double glazed windows, a sophisticated intruder alarm, CCTV camera surveillance.

A truly unique and very well-designed country home located within the heart of Old Lisvane, away from passing traffic, and enjoying a superb quiet and private position.

Ground Floor Entrance Porch

Large open fronted entrance porch with a block paved threshold.

Entrance Reception Hall

Approached via two imposing panelled double doors with sealed double glazed side screen windows opening into a central hall with tiled flooring throughout and a high coved ceiling with a wide carpeted returning spindle balustrade staircase with half landing, wall panelling and dado rail. Useful under stairs storage cupboard. Ceilings with ceiling rose, radiator with pretty casement cover.

Downstairs Cloakroom

7' x 3' 2" (2.13m x 0.97m) Modern white suite comprising W.C. and shaped mounted wash hand basin with a tiled splashback and a built-out vanity unit and chrome mixer taps with pop-up waste, PVC obscure glass double glazed window to rear, stylish chrome vertical towel rail/radiator.

Kitchen & Dining Room

19' 6" x 12' 10" (5.94m x 3.91m) High quality bespoke fully fitted kitchen hand painted with solid granite worktops and inset with a double bowl Belfast style Shaws Classic sink with chrome mixer taps and granite drainer, large Rangemaster cooker with electric hob and fan assisted electric oven with separate warming drawer and additional second oven, glass fronted eye level cabinets with glass shelves and internal lights, characteristic door handles, space for the housing of a full size American style fridge freezer, integrated CDA microwave, soft closing doors and drawers throughout, integrated Bosch dishwasher. Retro tiled window with deep windowsill measuring 5' 4" x 3' 2" with clear glass PVC double glazed windows with outlooks on to the large and lovely surrounding gardens. Stone tiled flooring throughout, ample space for a large circular table





and chairs, walls partly finished in retro ceramics, chrome finished light switches and power points, high coved ceiling with spotlights, contemporary radiator, two floor to ceiling clear glass PVC double glazed windows with outlooks on to the large private gated driveway.

Lounge

26' 2" x 14' 4" (7.98m x 4.37m) A capacious principal reception room inset with a Minster stone fireplace with hearth and living flame log effect gas fire, two pretty alcoves with glass shelves and spotlights, high coved ceiling with ceiling roses, radiators with pretty casement covers, part panelled walls beneath a dado rail, large aluminium double glazed patio doors opening into the sun lounge conservatory.

Sun Lounge Conservatory

14' 6" x 14' 3" (4.42m x 4.34m) Stunning clear glass sun lounge conservatory with a clear glass roof and windows along three sides surmounted on to a brick cavity plinth, porcelain tiled flooring throughout, PVC French doors opening on to porcelain tiled sun terrace. Radiator.

Study / Home Office

13' 7" x 12' 9" (4.14m x 3.89m) This versatile room is approached independently from the entrance hall via a traditional style panel door, and the room boasts a large bay fronted windowsill measuring 7' 8" x 2' 4" extra depth with a relaxing and private outlook over the large and lovely surrounding gardens, high coved ceiling, dado rail, radiator.



Music Room

20' 8" x 9' 8" (6.30m x 2.95m) Independently approached from the entrance hall via a white traditional style panel door leading to a further versatile room currently used as a music room, but in the past as a playroom and sitting room or snug. This room is equipped with a double radiator and a concealed wall mounted Baxi gas central heating boiler together with a sealed double-glazed window and an outer door that provides access to the side gardens.

Cinema Room / Games Room

31' x 19' 10" narrowing to 17' 7" (9.45m x 6.05m narrowing to 5.36m) A fabulous social space combining a large games room together with an independent character bar with cinema projector, soft cushioned corner seats and part carpeted floor and part vinyl floor. High panel ceiling within spotlights, a 3/4 size snooker table is currently housed within this room, and there is a large radiator with a pretty casement cover and a full-size solid wood corner bar. Three sealed double glazed windows overlook the private gated front gardens and drive.



First Floor Landing

Approached by a wide carpeted returning spindle balustrade staircase with a half landing leading to a gallery landing. The landing itself measures 30' 4" x 12' 3" maximum narrowing to 6' 1" and inset with two large velux double glazed windows together with a further sealed double glazed front window which has elevated outlooks across the private entrance drive. This amazing landing features coving, spotlights and two radiators each with pretty casement covers. The dual access of the landing provides two generation living as at the far end you have three bedrooms and a bathroom and at the further end there is a large airing cupboard, a walk-in dressing room and the second master suite.

Master Bedroom One

20' 5" x 17' 1" (6.22m x 5.21m) A capacious bedroom with two PVC double glazed windows each with elevated outlooks across the delightful private large and lovely sunny surrounding gardens. This master suite is equipped with a centre chest of drawers with two built-in wardrobes with sliding doors in white. High ceiling with coving and spotlights and two radiators.

Ensuite Dressing Room

8' 8" x 7' 4" (2.64m x 2.24m) Fully fitted with further chest of drawers and built out wardrobes and inset with a PVC double glazed window with an elevated outlook across the enclosed gated private entrance drive, radiator.



Ensuite Shower Room

11' 8" x 8' 2" (3.56m x 2.49m) Modern white suite comprising large fully combined shower cubicle with multi jet shower with separate hand fitment, ceiling jets and side jets with vanity shelving enclosed by clear glass shower doors and screen. Slim line W.C., wide shaped mounted wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity unit in white with chrome handles. Luxury vinyl flooring, walls largely ceramic tiled, stylish chrome vertical towel rail/radiator, obscure glass PVC double glazed window to front, ceiling with spotlights.

Guest Bedroom Two

20' 6" x 12' 4" (6.25m x 3.76m) Narrowing to 5' 9". This guest suite would be perfect for two generation living needs and comprises a large double size bedroom together with a walk-in dressing area all equipped with a front sealed double-glazed window with a front garden outlook, together with a PVC replacement obscure glass double glazed window to rear. High ceiling with spotlights, radiator, dado rail.

Ensuite Shower Room

7' 7" x 6' (2.31m x 1.83m) White suite with walls ceramic tiled and vinyl flooring comprising large shower cubicle with chrome shower unit and clear glass shower door and screen, W.C., shaped pedestal wash hand basin with chrome taps, obscure glass PVC double glazed window to rear. Ceiling with spotlights, chrome vertical towel rail/radiator, shaver point.



Sitting Room

11' 5" x 6' 5" (3.48m x 1.96m) Approached independently from the first-floor landing and leading to the guest bedroom equipped with a velux double glazed window and space for a table and two chairs.

Bedroom Five

11' 5" x 7' 9" (3.48m x 2.36m) Approached independently from the sitting room forming part of the master suite but comfortably sub-divided if required, equipped with a high ceiling with spotlights, dado rail, and an obscure glass PVC double glazed window to rear.

Bedroom Three

13' 7" x 11' (4.14m x 3.35m) Independently approached from the landing via a white traditional style panel door, tastefully fitted with deep built out wardrobes with sliding doors and equipped with a radiator and a clear glass PVC double glazed window with a charming rear garden outlook. Coving, ceiling with spotlights.

Bedroom Four

13' 7" x 8' (4.14m x 2.44m) Independently approached from the landing via a white traditional style panel door, large access to roof space, PVC double glazed window with a pleasing rear garden outlook, dado rail, radiator.



Family Bathroom

13' 3" x 7' 9" (4.04m x 2.36m) A capacious family bathroom comprising large, shaped Jacuzzi bath (jets currently disconnected), wall mounted shaped wash hand basin with mixer taps and pop-up waste, W.C. with concealed cistern, large separate corner shower with fully tiled walls and chrome shower fittings approached via clear glass sliding doors and shower screen. Chrome vertical towel rail/radiator, ceiling with spotlights, vanity unit including mirror, fly shelf and full height bathroom drawers and cabinets. Obscure glass PVC double glazed window to rear.

Walk-In Wardrobe

11' 5" x 7' 6" (3.48m x 2.29m)

Independently approached from the main landing and fully equipped with open fronted wardrobes along three sides together with multi retractable drawers. Radiator, ceiling with spotlights, a very useful space.

Airing Cupboard

Walk-in airing cupboard with multiple shelving again an ideal useful space perfect for a family.

Outside Gated Entrance Drive

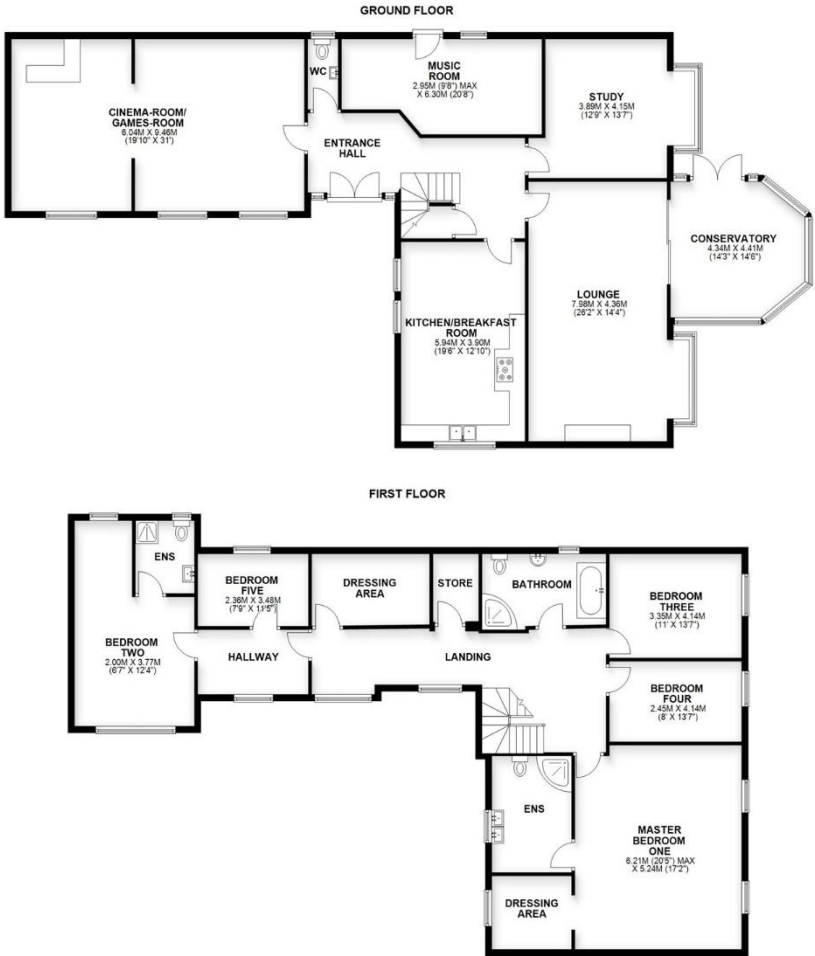
The property is approached via a private block paved gated entrance drive providing off street vehicular parking for 3 - 4 cars beautifully edged with shaped stone borders with shrubs and plants and enclosed by secure brick-built boundary walls surmounted by timber fencing lined with garden trees to afford natural screens of privacy and security.

Rear Garden

The magnificent surrounding gardens afford maximum privacy and security with a delightful tranquil setting, landlocked and secure, landscaped with manicured shaped lawns, edged and inset with pretty rockeries and stone borders and all afforded maximum privacy and security by a combination of secure brick-built boundary walls, timber fencing and thick screens of conifer trees. Also within the rear garden are two separate sun terraces one finished in bespoke stone porcelain tiling that is enclosed by split stone finished outer walls with porcelain stone coping stone tiles and the second in Indian sandstone both providing two substantial seating areas with ample space for garden furniture etc. There is a pretty corner ornamental pond with an undercover seating area and a further useful side garden provides access around the property with an undercover section ideal for storage. Within one section of the garden is a decorative garden gate that leads directly on to the main entrance drive. An outstanding plot enjoying top privacy. Outside lights and sensor floodlights.







Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.