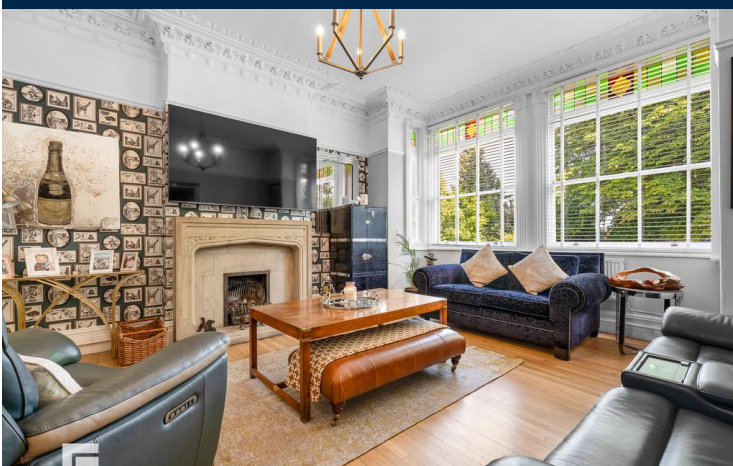




LISVANE ROAD
LLANISHEN
CARDIFF CF14 0SA

£1,195,000



SEMI-DETACHED HOUSE



6



4



3



3

MGY are proud to offer for sale this exceptional 6 bedroom period property, thoughtfully improved and extended with spacious accommodation across three floors. On the ground floor you enter the property via solid wooden doors to the porch, original stained glass door to an impressive entrance hallway, with access to cloakroom, w.c, 2 generous reception rooms, games room, spectacular kitchen/ family room and a utility room. On the first floor there are 5 bedrooms and a modern shower room, and the 3rd floor is an incredible master suite with a generous bedroom, walk in dressing room, modern shower room, and finally a powder room complete with a free standing bath and the

TENURE: FREEHOLD

COUNCIL TAX BAND: I

FLOOR AREA APPROX: 3,735 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is located in the sought after Llanishen area, it is a stones throw from the train station and within a short walk of Llanishen village. Local attractions such as the Llanishen reservoir and Roath Park Lake are within close proximity.

PORCH

Entered via solid wooden double doorway into the porch. Oak flooring. Gas and electric meter cupboards. Original wooden door with stained glass panels to entrance hall.

ENTRANCE HALL

In impressive entrance hallway with oak flooring. Deep skirting and deep decorative coving. Plate racks. Stairs to first floor. Understairs storage cupboard. 2 radiators.

CLOAKROOM

6' 8" x 4' 1" (2.04m x 1.25m)

Obscured double glazed uPVC window to side. Wood flooring. Chrome heated towel rail.

LOUNGE

17' 8" into bay x 15' 5" into alcove (5.41m x 4.72m)

A spacious reception room which could be used as a living or formal dining room. Glazed sash bay window with stained glass to the front. Decorative deep coving. Impressive fireplace. Wood flooring. Picture rail. Radiator.

SITTING ROOM

18' 6" x 15' 7" (5.64m x 4.77m)

An impressive reception room with 3 sash windows enjoying views of the front aspect. Decorative deep coving. Radiator. Impressive fireplace.

GAMES ROOM

15' 7" x 12' 5" (4.76m x 3.79m)

Double glazed uPVC French doors to rear garden. Deep coved ceiling and picture rail. Laminate flooring.

W.C

Double glazed window to side. Stylish tiling. Wall mounted wash hand basin, w.c. Radiator.

KITCHEN

21' 4" x 12' 8" (6.526m x 3.872m)

A incredible kitchen finished to a very high specification. Two double-glazed windows to the side elevation. Fitted with Integrated units with built-in fridge, freezer, dual oven, and warming drawer. Large central island with stainless steel sink and mixer tap, induction hob, extractor fan, wine chiller, dishwasher and waste storage. Radiators and herringbone effect flooring. Open to:-

UTILITY ROOM

13' 4" x 4' 5" (4.089m x 1.362m)

Double-glazed window to side, skylight and fitted with high gloss cupboards and units with worktops over. Plumbing and space for a washing machine.

FIRST FLOOR

LANDING

15' 4" x 6' 10" (4.692 m x 2.089 m)

Stairs to 2nd floor. uPVC window to side aspect. Radiator. Plate rack. Decorative coving. Doors to all rooms.

BEDROOM FIVE

12' 2" x 10' 2" (3.730 m x 3.103 m)

uPVC window to side aspect. Radiator.



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BEDROOM FOUR

13' 0" x 10' 9" (3.977 m x 3.296 m)
Two uPVC windows to side aspect. Radiator. Loft hatch.

BATHROOM

8' 10" x 6' 3" (2.697 m x 1.922 m)
Spotlights. 2PVC windows with obscure glass to side aspect. Walk in shower unit. WC with inset flush. Wash handbasin vanity unit with storage below. Ladder style radiator.

MASTER BEDROOM

14' 6" x 18' 5" (4.421 m x 5.631 m)
uPVC Bay window to front aspect with beautiful views of Llsyvane Reservoir. Coving. Feature fireplace, Built-in wardrobes in the alcoves. Radiator.

BEDROOM TWO

14' 8" x 14' 7" (4.478 m x 4.459 m)
uPVC windows to front aspect. Decorative coving. Plate rack. Radiator. Two built-in wardrobes.

BEDROOM THREE

12' 8" x 12' 4" (3.868 m x 3.781 m)
Two uPVC windows to rear aspect. Built-in wardrobe and storage cupboard. Coving. Radiator.

STORAGE CUPBOARD

7' 6" x 4' 7" (2.306 m x 1.412 m)
Decorative coving. Picture rail. Built-in storage cupboard and built-in shelving.

SECOND FLOOR

LANDING

6' 9" x 8' 2" (2.073 m x 2.497 m)
Spotlights. uPVC window to rear aspect. Doors to all rooms.

BATHROOM

9' 10" x 6' 6" (2.999 m x 1.988 m)
Walk-in laundry cupboard. Spotlights. PVC window side aspect. Walk-in shower unit. Ladder style radiator. WC.

BEAUTY ROOM

15' 3" x 14' 5" (4.666 m x 4.419 m)
A fantastic space, versatile in its use with uPVC windows to front aspect enjoying breathtaking views towards the Reservoir. uPVC window to side aspect. Spotlights. Ladder style radiator. Loft hatch. Part tiled walls. Split level with free standing bath.

BEDROOM ONE

16' 2" x 14' 7" (4.930 m x 4.458 m)
uPVC Windows to front aspect. Built-in wardrobes and storage cupboards.

FAMILY ROOM

17' 2" x 9' 4" (5.251m x 2.859m)
Bright, airy and contemporary social space, double-glazed window to the side and bi-folding doors opening out to the stylish private courtyard. Radiator. Herringbone effect flooring. Door to: -



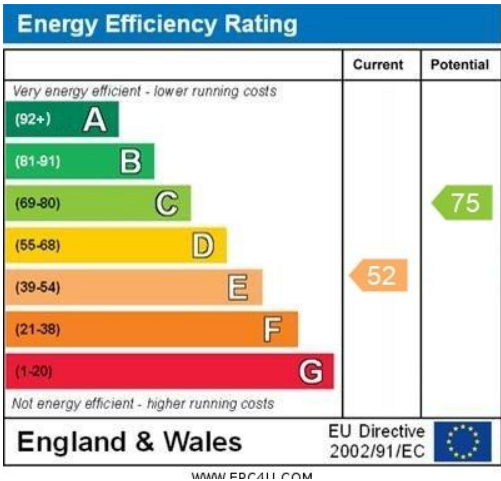
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