

# CROFTS DAVIES & CO

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*259 Heathwood Road, Llanishen, Cardiff, CF14 4HS*



## **13 ELAN ROAD, LLANISHEN, CARDIFF CF14 0NR**

Traditional, Extended, Bay Fronted, Semi-Detached House situated in a quiet side road, just off Fidlas Road within easy reach of local facilities at both Rhydypenau Crossroads and Llanishen Village, each having a useful range of shops and other amenities. Ample recreation space is close by with Rhydypenau Park being within easy walk and Cardiff City Centre is approximately four miles and can be reached by bus routed on Fidlas Road or by rail from nearby Llanishen Halt, again within walking distance.

The property is built of brick under a tiled roof and has the benefit of gas central heating via a combination boiler together with uPVC double glazing and has been amended to include two useful rooms in the loft space, ideal for children and the Kitchen/Dining Room has been 'opened', through to form one large, useful living space. Set on an easily maintained, good size plot, the property also benefits from a large additional Garden Room which is useful for working from home. Briefly comprising:

Recess Porch, Hall, GF Cloakroom, Bay Fronted Lounge, Kitchen/Diner, Separate Utility Room, Two Bedrooms and Nursery, Fitted Bathroom. Two Bedrooms to the Loft Space. Large Garden Store and Large Garden/Work Room/Office. Driveway with room for three cars, Easily Maintained Garden and Patio area.

**EXTENDED TRADITIONAL SEMI-DETACHED HOUSE**

**VIEWING BY APPOINTMENT**

**PRICE GUIDE: £424,950**

**ACCOMMODATION:** Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

**PORCH:** UPVC front door to –

**HALL: (14'0 x 5'10)** With staircase to first floor with newel post, panelling and handrail, one radiator, coving and pendant light. Understairs storage cupboard.

**G.F. CLOAKROOM:** With low flush close coupled w.c. with handbasin and double glazed uPVC frosted window to the rear, tiled walls, pendant light and red tiled floor.

**FRONT LOUNGE: (12'10 inc bay x 11'4)** Bay to front with uPVC windows, fitted vertical blinds, coal effect fire set on a raised marble hearth with surround to match, timber mantelpiece over, two recesses either side with storage space, radiator, wood block floor, coving and ceiling light fitting.

**KITCHEN/DINING AREA: (10'8 x 10'11) Dining Area** - Block floor, one radiator, recess either side of chimney breast, plate rack, coving and ceiling light fitting, double glazed uPVC French door to rear garden with windows either side and fitted vertical blinds. **Kitchen** – Double glazed uPVC window to side with fitted roller blind. Range of fitted units comprising, cupboards, drawers and work surfaces, built-in one and half bowl sink unit with mixer tap, free standing central island unit, built-in five ring gas hob with double oven under, cupboards and drawers either side with set in matching work surface, coving, ceiling light fitting and extractor fan, door off to –

**UTILITY ROOM: (7'11 x 6'4)** With tiled floor, with work surface to match kitchen with ample space for appliances under, range of wall mounted cupboards, built-in cupboard with Ariston combination boiler to serve heating and hot water and a fluorescent light.

### **FIRST FLOOR**

**LANDING:** Double glazed uPVC frosted window to side, coving, pendant light and staircase to second floor. Panelled doors to all rooms.

**FRONT BEDROOM ONE: (12'10 inc bay x 11'5)** Square Bay to front with double glazed uPVC windows, with curtain pole above, one radiator under, coving and two pendant lights.

**REAR BEDROOM TWO: (14'x 11')** Double glazed uPVC window to rear, curtain pole above, one radiator under, built-in airing cupboard with slatted shelving, coving and two fitted lights.

**FRONT BOX ROOM / NURSERY: (5' x 5'8)** Double glazed uPVC frosted window to front, curtain pole above, coving and pendant light.

**BATHROOM: (10' 1 x 6'3)** Double glazed uPVC frosted window to rear. Suite in white comprising: Panelled bath with electric shower over, wash hand basin in its own vanity unit, low flush close coupled w.c. fully tiled walls, extractor fan, coving, ceiling light and radiator.

**SECOND FLOOR: LANDING: (9' x 6'6)** Double glazed uPVC window to side, pendant light, two doors to front and rear rooms.

**FRONT ROOM: (9' x 13'3)** Two Velux windows, ceiling light fitting and radiator.

**REAR ROOM: (8'11 x 9'7 plus 5'3 x 6'9)** Two Velux windows, ceiling light fitting and radiator.

**EXTERIOR: FRONT FORECOURT:** Paved, approximately 20' x 25' with room for three cars. Side Storage Area

**REAR GARDEN:** Paved Patio, laid lawn and storage area behind garden room. Garden has length of approximately 40'.

**GARDEN ROOM:** Recently built in 2011 of solid construction with rendered elevations under a pitched roof and divided into two. **Front Garden Store Room (7'3 x 10'2)** with upvc door. **Rear Garden Room: (16'3 x 9'11)** With double glazed uPVC French doors to side, two velux windows and fluorescent light, socket points. These two rooms have their own electrical consumer unit.

**TENURE:** We understand the tenure to be Freehold, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

**VIEWING:** By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore, to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

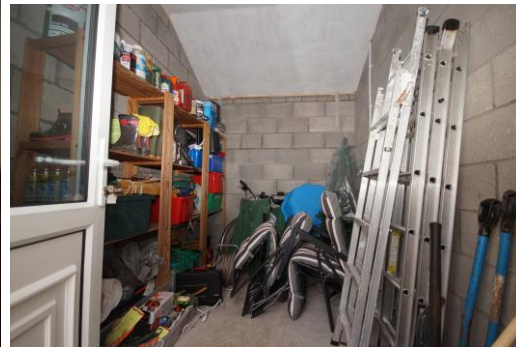
**Web-site: Details of this and other properties can be found on our website: [www.croftsanddavies.co.uk](http://www.croftsanddavies.co.uk)**



TOTAL FLOOR AREA: 1229 sq.ft. (114.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**ENDS**