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Tenure: Freehold (Vendors Solicitor to confirm)

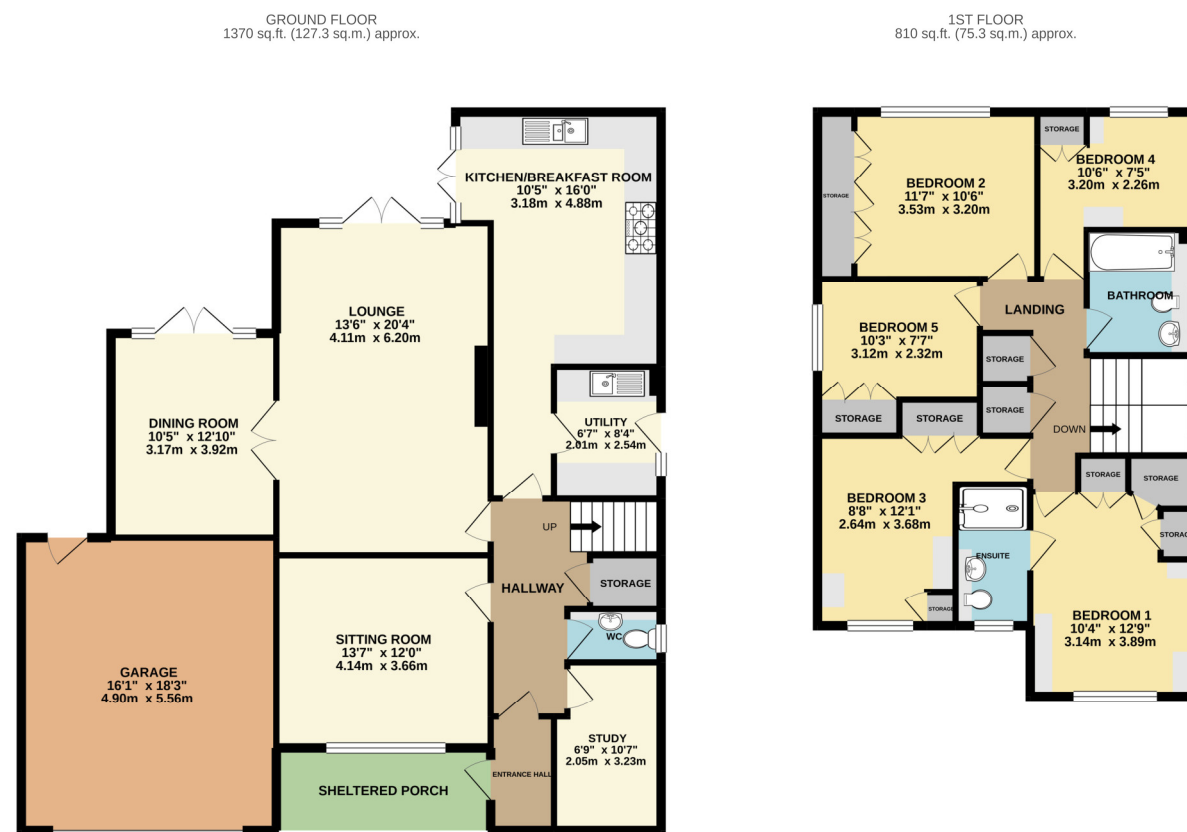
Ref: JP/CYS210373

Council Tax Band: H (2021)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.

28 Chartwell Drive, Lisvane, Cardiff. CF14 0EZ



TOTAL FLOOR AREA: 2180 sq.ft. (202.5 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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A modern, extended large style detached property positioned at the end of a cul-de-sac off a private driveway just off Lisvane Road and just a short walk to Lisvane village and Llanishen train station as well as bus routes to the city centre and in the school catchment for Lisvane Primary School.

Entrance porch, entrance hallway, cloakroom/WC, study, sitting room, lounge, dining room, kitchen/breakfast room, utility room, 5 good size bedrooms, principal en-suite shower room and a family bathroom with shower. uPVC double glazed windows and doors throughout, gas central heating, fitted oven, hob and hood, integrated fridge and dishwasher, granite worktops and built-in wardrobes to all 5 bedrooms. Outside is a low maintenance full driveway to the front (3 cars), double garage with remote door and an enclosed garden to the rear. EPC Rating: D

Guide Price: £625,000

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Entrance Porch

Approached via a uPVC double glazed entrance door with diamond leaded and stained glazing, ceramic floor tiling, coved ceiling, panel glazed door into the entrance hallway.

Entrance Hallway

Full turning spindle staircase to the first floor landing, under stairs storage, double radiator, coved ceiling, doors to the majority of the ground floor accommodation.

Cloakroom/WC

A modern white 'Roca' suite comprising of a close coupled push-button WC, half sunken wash hand basin with storage beneath and shelving to the side, with tiled splashback, ceramic floor tiling and radiator.

**Study 10'7" (3.23m) x 6'9" (2.06m) overall**

Aspect to the front, panelled radiator, telephone point.

**Sitting Room 13'7" (4.14m) x 12'0" (3.66m) overall**

Overlooking the quiet front driveway, double radiator, TV point and telephone point, coved ceiling.

**Principal Lounge 20'4" (6.2m) x 13'6" (4.11m) overall**

A large principal lounge with full height windows and French doors opening onto the enclosed and private garden, two radiators, a mock chimney breast with feature timber surround with a coal effect gas fire and a marble hearth, coved ceiling and dado rail, TV point, double panel glazed doors into the dining room.

**Dining Room 12'10" (3.91m) x 10'5" (3.18m)**

Full height windows and double glazed French doors opening onto the rear garden, double radiator, coved ceiling.

**Kitchen/Breakfast Room 16'0" (4.88m) (including door well) x 10'5" (3.18m) overall**

Window to the rear with further full height windows and French doors opening onto the rear garden, a modern light oak style kitchen appointed along three sides comprising of soft-close eye level units and base units with drawers, deep-pan drawers and quality black granite worktops over with matching upstand and windowsill, under pelmet lighting, fitted four-burner halogen Neff hob with glazed arched cooker hood, built-in Neff double oven, integrated full height fridge, integral dishwasher, inset 1.5 bowl sink with grooved drainer, stylish vertical panelled radiator, ceramic floor tiling, stylish ceiling spotlights, door to utility room.

Utility Room 8'4" (2.54m) x 6'7" (2.01m) overall

An abundance of eye level units appointed along two sides, with further base units and drawer with worktops over and an additional sink with mixer tap, plumbing and space for washing machine, slot for tumble dryer and low level freezer, continuation of the ceramic floor tiling, floor standing Worcester gas central heating boiler with timing controls, radiator, window and door giving side access, ceiling spotlights.

Landing

Large tall window to the side, spindle balustrade, two large storage cupboards with shelving, lighting, power, radiator and loft access.

Loft Majority boarded with high ridge giving excellent headroom with lighting and power.

**Bedroom 1 12'9" (3.89m) x 10'4" (3.15m) overall**

Aspect to the front, double radiator, built-in bedroom furniture comprising of a corner wardrobe section with four wardrobes having hanging rails and shelving, bedside cabinets with drawer units and dressing table with further drawers, door to the . . .

En-Suite Shower Room

A modern white suite comprising of a double shower recess with fixed shower head and thermostatic controls with concealed pipe work and ceramic wall tiling with decorative border, 'Roca' suite comprising of a close coupled WC with concealed cistern and push button flush, half-sunken wash hand basin with an abundance of storage below and to the side with worktop area and continuation of the comprehensive ceramic wall tiling with border, shaver point, heated towel rail, ceiling spotlights and ceramic floor tiling.

**Bedroom 2 11'7" (3.53m) x 10'6" (3.2m) excluding wardrobes**

Overlooking the private rear garden, radiator, built-in bedroom furniture comprising, two double wardrobes and a single with hanging rails and shelving.

Bedroom 3 12'1" (3.68m) x 8'8" (2.64m)

Double glazed window overlooking the front quiet driveway, panelled radiator, fitted bedroom furniture comprising of a double and single wardrobe with hanging rail and shelf and a further single wardrobe with shelving unit and drawers.

Bedroom 4 10'6" (3.2m) x 7'5" (2.26m)

Overlooking the rear garden, radiator, built-in bedroom furniture comprising of a double wardrobe, desk with drawers, shelving unit and further drawers.

**Bedroom 5 10'3" (3.12m) x 7'7" (2.31m)**

A generous fifth bedroom, aspect to the side, panelled radiator, built-in double and single wardrobes with hanging rails and shelf.

Family Bathroom

A modern white 'Roca' suite comprising of a twin-grip panelled bath with thermostatic shower over and sliding glazed shower screen, close coupled push-button WC with concealed cistern, half-sunken wash hand basin with storage beneath and vanity mirror above, shaver point, ceiling spotlights, ceramic floor tiling, comprehensive ceramic wall tiling with border, heated towel rail.

Outside Front

Approached via a shared drive with only two other properties onto its own private keyblock driveway (parking for at least three cars), which leads to a garage with a further path leading to the entrance door with a tiled covered veranda with lighting.

**Rear Garden**

Completely secluded with a large patio relaxation area with flagstone style paviour, with small retaining wall and steps to a lawned area well screened with natural boundary to the rear, outside lighting, door to the rear of the garage and side access.

Garage 18'3" (5.56m) x 16'1" (4.9m)

Double garage with remote electric door, power points and lighting, rear door to the garden, large space within the roof void.

Directions

Travelling east away from Llanishen village along Station Road, continuing into Lisvane Road, taking the third turning left into Chartwell Drive. At the head of the cul-de-sac the subject property can be found on the right hand side off a private driveway.