



# KelvinFrancis.com



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Tenure: Freehold (Vendors Solicitor to confirm)

Ref: JP/CYS220138

Council Tax Band: H (2022)

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.

## Tryfan, Woodside Court, Lisvane, Cardiff. CF14 0RY



TOTAL FLOOR AREA : 2181 sq.ft. (202.7 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 large, detached modern property positioned on a corner within a select cul-de-sac off Lisvane Road, just a short walk to Llanishen train station, bus links to the city centre as well as Llanishen village shops. Entrance hallway, cloakroom/WC, large lounge, dining room, 23ft kitchen/breakfast room, utility room, 5 large bedrooms, walk-in airing cupboard, a generous en-suite and family bathroom. Majority of double glazing, gas central heating, fitted oven, hob and hood, built-in wardrobes to 4 bedrooms. Outside is a raised garden to the front with driveway leading to additional parking spaces and a double garage, enclosed south-west facing garden to the rear. EPC Rating: D

**Guide Price: £599,950**

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### Entrance Hallway

Approached via a panelled glazed timber entrance door with side screens, cloaks cupboard with hanging rail and shelf, double radiator, large under stairs recess, telephone point, archway to an extension of the hallway, doors to the ground floor accommodation.

### Cloakroom/WC

Opaque window to the rear garden, fully tiled floor and wall tiling, close coupled WC with concealed cistern, sunken wash hand basin around a tiled worktop, double radiator.



### Principal Lounge 17'5" (5.31m) x 14'1" (4.29m) overall

Of excellent proportions with double glazed sliding patio doors giving access to the front raised relaxation area, a mock stone full width fireplace with matching mock chimney breast and recess for electric fire, TV point, two double radiators.



### Dining Room 15'1" (4.6m) x 9'7" (2.92m)

Double glazed sliding patio doors giving access to the front, TV point, double radiator.



### Kitchen/Breakfast Room 23'8" (7.21m) x 9'6" (2.9m)

Overlooking the rear garden, a basic kitchen appointed along four sides comprising of eye level units and base units with drawers and tiled worktops over, inset sink with drainer, ceramic wall tiling to work surface surrounds, fitted four-burner gas hob with cooker hood above, electric double oven, plumbing and space for a dishwasher, ceramic floor tiling, ample space for breakfast table and chairs and double glazed sliding patio doors onto the south-west facing rear garden, two double radiators. Door to utility room.

### Utility Room 9'5" (2.87m) x 6'6" (1.98m)

Aspect to the rear, double glazed door giving access to the rear garden, plumbing and space for washing machine, space for a separate condenser dryer, ample space for additional high level fridge and freezers, Vaillant recently installed gas central heating boiler, a double and single cupboard.

### First Floor Landing

Loft access, doors to the bedrooms and bathroom and a further door to a large walk-in airing cupboard with hot water cylinder, shelving and lighting.



### Bedroom 1 14'2" (4.32m) x 10'8" (3.25m) overall

Overlooking the front relaxation area and quiet cul-de-sac, radiator, built-in wardrobes comprising of two doubles with hanging rails and shelf, TV point, door to . . .

### En-Suite Shower Room 9'9" (2.97m) x 7'0" (2.13m)

Opaque window to the rear, a sizable en-suite comprising of a shower cubicle with Mira shower over, comprehensive ceramic wall tiling to the whole room, bidet, close coupled WC with concealed cistern, wash hand basin sunk within a large tiled worktop area with storage beneath and dressing table with vanity mirror and light with shaver point, radiator.



### Bedroom 2 17'7" (5.36m) x 15'8" (4.78m)

A large bedroom, which could double up as a reception room with dual aspect to the front and rear, two radiators, TV point and telephone extension point.

### Bedroom 3 12'5" (3.78m) into alcove x 11'0" (3.35m) overall

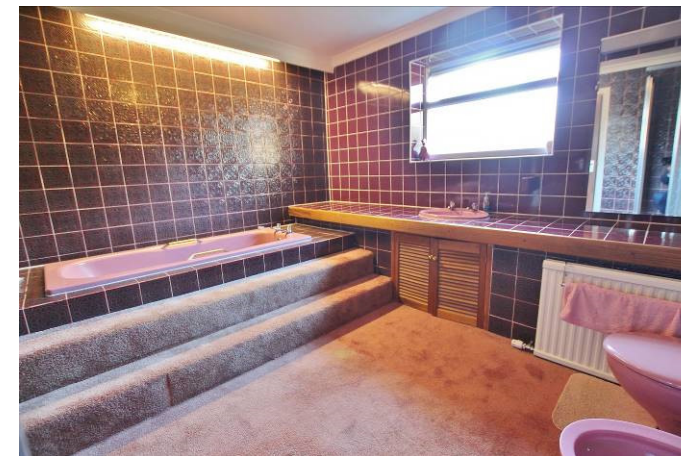
Overlooking the quiet cul-de-sac, double radiator, alcove recess with worktop and over stairs storage with hanging rail and shelf, radiator.

### Bedroom 4 11'0" (3.35m) x 9'7" (2.92m)

A fourth double bedroom, aspect to the front, radiator, built-in double wardrobe and dressing table.

### Bedroom 5 9'10" (3m) x 9'6" (2.9m)

A sizable fifth bedroom overlooking the rear garden, radiator, built-in double wardrobe with dressing table and mirror.



### Family Bathroom 11'3" (3.43m) x 9'4" (2.84m)

A generous size family bathroom, steps leading to a sunken style twin-grip steel panelled bath surrounded with tiling, separate shower cubicle with thermostatic controls, bidet, close coupled WC with concealed cistern, full width tiled worktop area with sunken wash hand basin and storage beneath, vanity mirror and light with shaver point, double radiator, comprehensive ceramic wall tiling.

### Outside Front

A wide elevation with keyblock driveway leading to the large double garage and additional parking spaces to the side (parking for at least 3-4 cars), side gated access to the rear garden, steps leading to the tiled covered entrance canopy and door with courtesy light and a further relaxation area with balustrade blockwork and stone chippings.



### Rear Garden

Rear garden has a south-westerly aspect, fully enclosed with crazy paved patio and small retaining wall to a wide lawned garden, external lighting, side gated access from Millgate.

### Double Garage 17'8" (5.38m) x 15'9" (4.8m) internally

A remote up-and-over door, two steps up to the rear door to the garden, additional height space, opaque window to the garden, water tap, power points and lighting.

### Directions

Travelling east along Station Road away from Llanishen village, travel across the railway track and on passing Mill Road on the left hand side, take the next left into Woodside Court and the subject property can be found shortly on the left hand side.

### Viewers Material Information:

- 1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department ([www.cardiff.gov.uk](http://www.cardiff.gov.uk)) before making any transactional decision.
- 2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from The Mortgage Advice Bureau, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.
- 3) Please note that if the property is currently within Cardiff High School catchment area, there is no guarantee that your child or children will be enrolled at Cardiff High School, if requests, for places become over-subscribed. Any interested parties should make their own enquiries with Cardiff County Council Education Department [www.cardiff.gov.uk](http://www.cardiff.gov.uk) before making a transactional decision.