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Directions

Travelling east along Station Road away from Llanishen village, as you cross over the Park'n'Ride at Llanishen train station, take the next left into Mill Road. At the top of Mill Road, turn left into Cherry Orchard Road, continue to the end of Cherry Orchard Road and at the mini-roundabout, turn left into Clos Llysfaen before the railway track and the subject property can be found at the far end on the right hand side.

Tenure: Freehold (Vendors Solicitor to confirm)

Ref: JP/CYS220323

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.

Viewers Material Information:

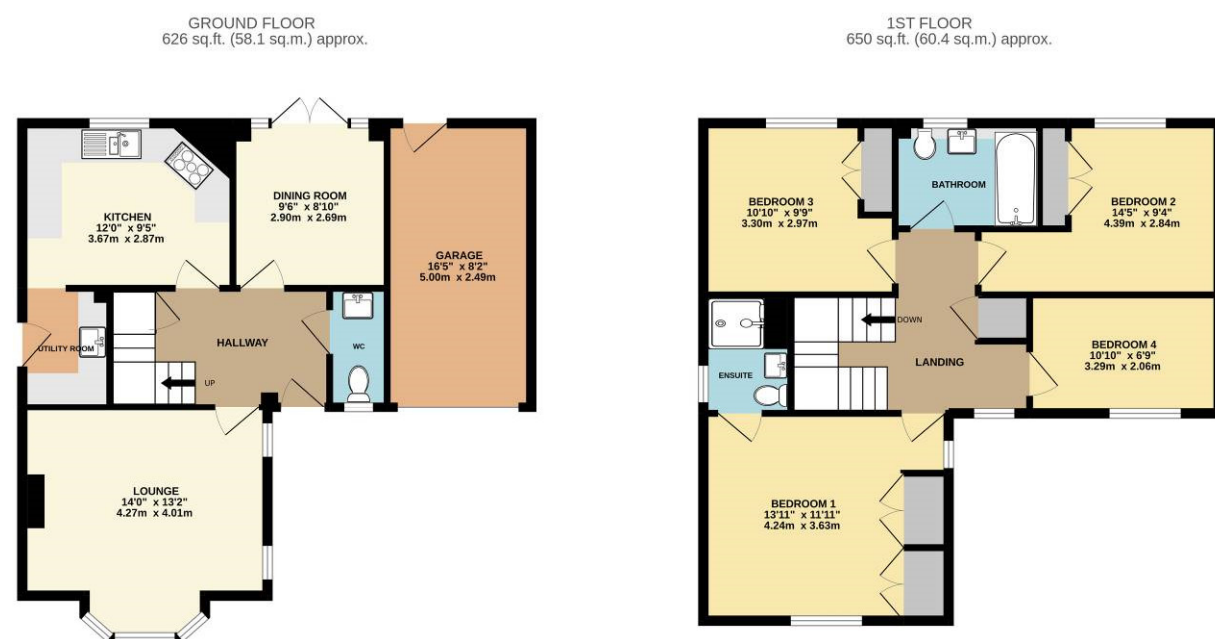
1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.

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.

Council Tax Band: F (2022)

Viewing strictly by prior appointment.

56 Clos Llysfaen, Lisvane, Cardiff. CF14 0UP



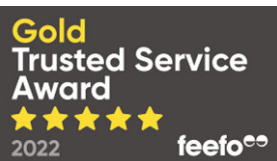
TOTAL FLOOR AREA: 1275 sq.ft. (118.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 well-proportioned modern detached property in a select popular cul-de-sac location, just a stone's throw from Lisvane/Thornhill train station as well as being a short drive to Sainsbury's Thornhill supermarket and within the school catchment for Lisvane Primary School. Generous central hallway, cloakroom/WC, bay-fronted lounge, dining room with French doors to the west-facing rear garden, kitchen, utility room, 4 generous bedrooms, en-suite shower room and a family bathroom. uPVC double glazed windows and doors, gas central heating (new boiler 2022), fitted oven/hob/hood, integrated dishwasher and built-in wardrobes to 3 bedrooms. Outside is open plan to the front, double driveway, single garage, beautiful floral west-facing rear garden. EPC Rating:C.

Guide Price: £550,000



Entrance Hallway

A generous and central hallway approached via a composite double glazed leaded and stained glass entrance door, quality oak style laminate flooring, double radiator, under stairs storage cupboard, full turning spindle staircase to first floor landing, doors to the ground floor combination.

Cloakroom/WC

High level opaque window, continuation of the quality flooring, close coupled push-button WC, pedestal wash hand basin with tiled splashback, panelled radiator.



Lounge 14'0" (4.27m) x 13'2" (4.01m)

A feature bay window overlooking the quiet cul-de-sac and opposing copse area, two further quaint windows to the side overlooking the driveway, feature fireplace with a timber surround on a black marble style hearth with matching back and coal effect inset gas fire into the chimney breast, decorative coved ceiling, TV point, telephone point.



Dining Room 9'6" (2.9m) x 8'10" (2.69m)

uPVC double glazed windows and French doors opening onto the beautifully presented and floral west facing rear garden, continuation of the quality flooring, panelled radiator, decorative coved ceilings.



Kitchen 12'0" (3.66m) x 9'5" (2.87m) overall

Overlooking the beautiful rear garden, an oak style fronted kitchen appointed along three sides comprising of eye level units and base units with drawers and round nose worktops over, inset 1.5 bowl sink with mixer tap, ceramic wall tiling to work surface surrounds, fitted four-burner gas hob with an electric oven below and cooker hood above, integrated dishwasher, space for an upright fridge/freezer, ceramic floor tiling, double radiator, TV and telephone point, archway into the utility room.

Utility Room 6'10" (2.08m) x 5'0" (1.52m)

Continuation of the matching eye level units and base units with round nose worktops over, ceramic wall tiling to work surface surrounds, inset sink with drainer, continuation of the ceramic floor tiling, wall mounted Worcester gas central heating boiler (installed January 2022), plumbing and space for washing machine, space for a tumble dryer.

First Floor Landing

Window to the front, panelled radiator, spindle balustrade, airing cupboard housing the hot water cylinder with shelf, loft access with fold down loft ladder, fully insulated with lighting and partially boarded.



Bedroom 1 13'11" (4.24m) x 11'10" (3.61m)

A generous principal bedroom overlooking the quiet cul-de-sac and opposing wooded copse area with a further quaint window to the side, two sets of built-in double wardrobes with hanging rails and shelving, radiator, TV point, telephone point, door to..

En-Suite Shower Room

A modern white suite comprising of a purpose-built shower recess with thermostatic shower controls and ceramic wall tiling with revolving glazed shower screen, pedestal wash hand basin, close coupled push-button WC, panelled radiator, shaver point.



Bedroom 2 14'5" (4.39m) into door well x 9'4" (2.84m) overall

Overlooking the beautiful floral garden, radiator, built-in double wardrobes with hanging rails and shelf.



Bedroom 3 10'10" (3.3m) x 9'9" (2.97m) including wardrobes

Aspect to the rear, panelled radiator, built-in double wardrobes with hanging rail and shelf.

Bedroom 4 10'10" (3.3m) x 6'9" (2.06m)

A generous fourth bedroom overlooking the quiet cul-de-sac, panelled radiator.



Family Bathroom

A modern white suite comprising of a twin-grip panelled bath with telephone style shower mixer taps and ceramic wall tiling around splashback areas, pedestal wash hand basin, close coupled push-button WC, panelled radiator, tile effect laminate flooring, shaver point.

Outside Front

Open plan with small shrubbery area to the front, a double width driveway which leads to the single garage and also the delightful tile covered entrance porch with quarry type floor tiling and courtesy coach light.

Garage 16'5" (5m) x 8'2" (2.49m) overall

Up-and-over door with power points and lighting, skirting boards carpeted with half-glazed composite door to the rear garden.



Outside Rear Garden

An enclosed west-facing rear garden which catches the all-day sun and setting sun, with feather edged timber panel fencing and gated side access, an initial shaped paved relaxation area surrounded by a central lawn with beautifully presented floral borders with plants and shrubbery, outside water tap, security lighting, with further lighting down one side.