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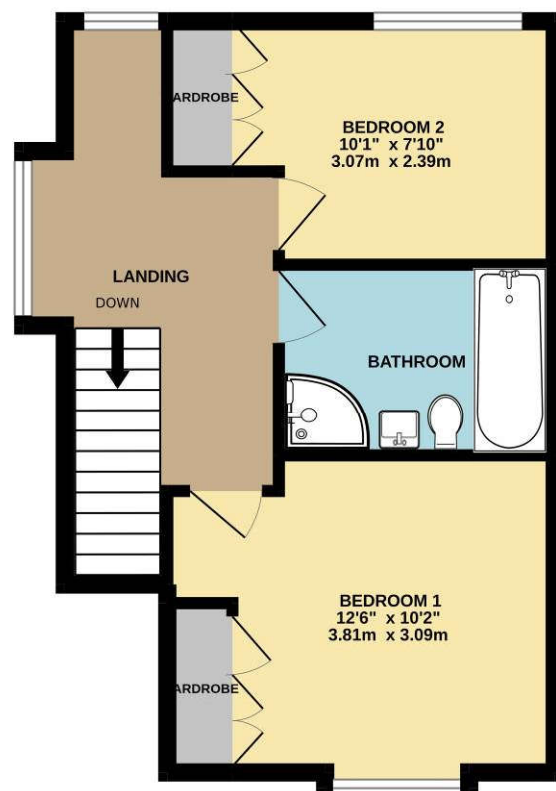
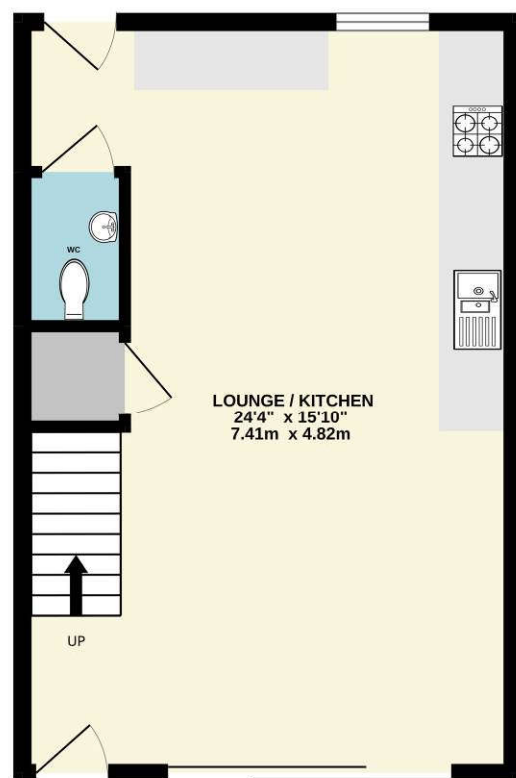
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1 Glan Hafren Mews, Lisvane Road, Llanishen, Cardiff. CF14 0SE

GROUND FLOOR

1ST FLOOR



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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Contemporary in design, stylish and impressive coach house style mews end residence, one of only three, in a select, tranquil and prestigious courtyard with landscape gardens, short walk to Llanishen Village shops. Beautifully presented throughout, being of open plan design living with quality fittings, with much use of fenestration and natural light. Impressive 24ft lounge/fitted kitchen, "Rational" kitchen with integrated "Neff" appliances, cloakroom, 2 bedrooms, main with Juliet style balcony, fitted wardrobes, luxury bathroom. Under floor heating. Front and rear low maintenance landscape gardens, car space. EPC Rating: C.

Price: £365,000

362 Cyncoed Road Cardiff CF23 6SA
T 029 2076 6538 F 029 2074 7454
E cyncoed@kelvinfrancis.com

Church Road Lisvane Cardiff CF14 0SJ
T 029 2068 9200 F 029 2068 9300
E lisvane@kelvinfrancis.com

Directors: Kelvin L Francis FRICS Anthony Filice FRICS

www.kelvinfrancis.com



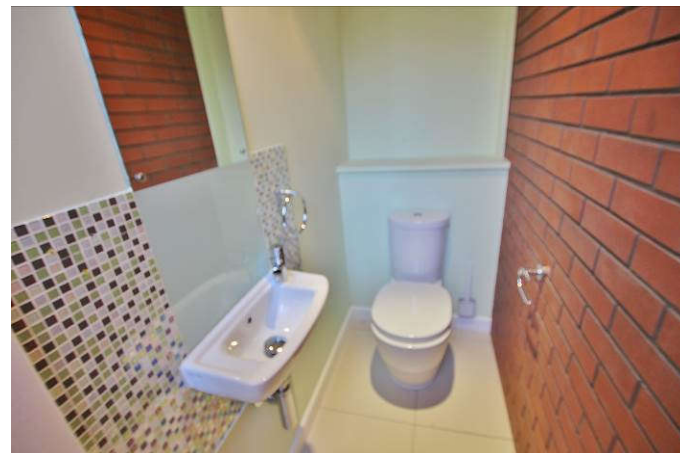
Entrance Hall

Approached by a fully double glazed front door, leading onto an open inner hallway area with single flight staircase to first floor, chrome hand rail and glass panelled staircase, opening to . . .



Lounge/Kitchen 24'4" (7.42m) x 15'10" (4.83m)

A bright and airy main reception with double glazed patio doors to the front, overlooking the courtyard, range of quality units to one side beneath oak round nose worktop surfaces, inset 1.5 bowl sink and drainer with mixer tap, matching range of base and eye level wall cupboards with concealed lighting, inset four-ring 'Neff' gas hob with double width circulating fan above, built-in 'Neff' oven, integrated dishwasher with matching front, integrated fridge with matching front, integrated freezer with matching front, plumbing for washing machine, quality tiled flooring, useful storage cupboard under stairs recess, double glazed window to rear, French door with matching corner window.



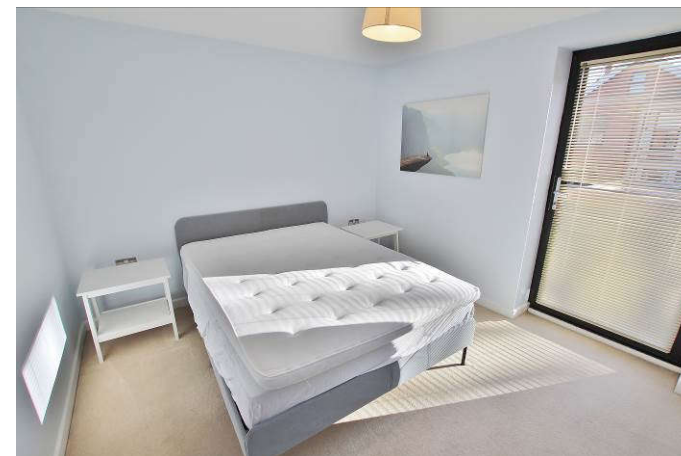
Cloakroom

Quality suite comprising low level WC, wash hand basin.



First Floor Landing

Approached by an easy rising single flight staircase with chrome handrail and glass panel side staircase, leading onto a bright central stairwell area with square bow-style double glazed window to side, providing a well-lit stairwell area.



Bedroom 1 12'6" (3.81m) x 10'2" (3.1m)

Double glazed inward opening French door with Juliet style glass fronted balcony overlooking the front courtyard, range of quality fitted wardrobes to one side.



Bedroom 2 10'1" (3.07m) x 7'10" (2.39m) excluding wardrobes

With large floor-to-ceiling window overlooking the rear, range of fitted wardrobes to one side, housing gas central heating boiler.



Bathroom

Quality suite comprising low level WC, shaped vanity wash basin with cabinets below, panelled bath, corner shower cubicle with 'Bristan' shower, quality ceramic wall tiling, tiled flooring, chrome heated towel rail, access to loft.

Front Garden

Attractive keyblock forecourt with allocated parking, area of lawn with keyblock pathway to entrance porch, gate to side into rear garden.



Rear Garden

Flagstone style patio with areas of washed pebble areas and raised sleeper style shrub borders. Door to side.

Directions

Travelling along Station Road away from Llanishen village, continue past Llanishen railway station, continuing passed Mill Road and take the next left into Woodside Court, whereby the property will be found a short distance on the right 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) 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.

Tenure: Freehold (Vendors Solicitor to confirm)

Ref: TF/CYS220547

Council Tax Band: G (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.