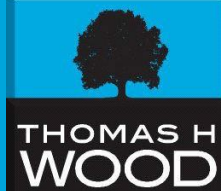




Oldgate, Lisvane Road

Llanishen, Cardiff, CF14 0SB



Asking Price Of £750,000

5 Bedrooms



LOCATION

The property known as Oldgate, Lisvane Road, Llanishen, Cardiff, fronts Lisvane Road approximately quarter of a mile from Llanishen village travelling towards Lisvane and it is to be found immediately on the right after crossing the railway bridge of the Cardiff/Rhymney Valley line. The house is together with social and recreational facilities. The district is serviced by public transport by both bus and rail.

DESCRIPTION

A freehold traditionally constructed detached house with accommodation over 3 floors has outside elevations of facing brickwork and dressed stone surround to front entrance door. There is also a large single by window to the ground floor front elevation. The hipped and gabled roof has 2 inset dormer windows to the rear roof line. The house stands on a well defined generous plot with deep front garden, ample on-site car parking - the gently sloping southerly facing rear garden is laid principally to lawn. The rooms of the rear elevation enjoy extensive views over the city.

ENTRANCE

Dual vehicle/pedestrian access, external gas meter box, outside lantern, dressed stone doorcase with hardwood external door, inset lead lighted single glazed panel accessing:

ENTRANCE PORCH

3' 1" x 5' 6" (0.94m x 1.68m) Black and white stone tile floor, inset matwell, wall mounted light, walk-in metre cupboard housing electric meter, fuse box, tiled floor, internal wooden framed multi-pane front door in opaque glass accessing:

HALL

10' 2" x 12' 2" (3.12m x 3.71m) Ceiling light, picture rail, power point, twin panelled radiator with thermostat. Marching hardwood doors off to principal rooms.

CLOAKROOM

9' 6" x 2' 11" (2.92m x 0.91m) Two piece white suite comprising: low level WC, wall mounted wash hand basin, ceramic tiled splashback, ceiling light, panelled radiator, rising cold water main, stop tap, uPVC double glazed window.



LOUNGE

17' 3" x 14' 7" (5.26m x 4.47m) Deep cornice coving, ceiling light, picture rail, uPVC double glazed windows in multi-pane style to bay, twin panelled radiator. Ingenook Fireplace - hardwood surround, inset seating in oak joinery, claygate fireplace with hardwood display shelving, 2 uPVC lead lighted double glazed screens, plate and ornament rack, oak floor boards, power point.

DINING ROOM

15' 4" x 12' 0" (4.68m x 3.66m) Ceiling light, picture rail, uPVC double glazed French door with matching side casement screens in multi-pane style, hardwood floor, serving hatch to kitchen, power points, panelled radiator.

BREAKFAST ROOM

15' 8" x 8' 11" (4.80m x 2.74m) Decorative ceiling beams, 3 wall lights, uPVC French doors, uPVC double glazed window to side elevation, power points, twin panelled radiator with thermostat, vinyl floor covering.

KITCHEN

8' 11" x 12' 2" (2.74m x 3.71m) Country pine style with base cupboard and drawer units ceramic tiled worktop surfaces, matching upstand splashback, 2-bowl sink with mixer tap, range of matching wall mounted cabinets, space for white goods. Vent Axia ventilator, power points, uPVC double glazed multi-pane window, twin panelled radiator, vinyl floor covering, range style cooker, electric cooker box, gas point, ceiling spotlight fitting, door to:

LAUNDRY / UTILITY ROOM

6' 11" x 8' 11" (2.13m x 2.74m) Ceiling light, uPVC double glazed multi-pane style window, plumbing for automatic washing machine, space for further white goods, built-in floor-to-ceiling cupboard housing Ideal Logica 34 balanced flue central heating boiler, vinyl floor covering, uPVC double glazed back door accessing side pathway and rear garden.

Dog-leg staircase with oak handrail from hall to 1st floor:



LANDING

Ceiling lights, picture rail, smoke detector, power points, uPVC double glazed window, panelled radiator. Matching hardwood panelled doors off to first floor rooms.

Staircase to 2nd floor:

BEDROOM ONE

15' 3" x 12' 0" (4.66m x 3.66m) Ceiling light, picture rail, uPVC double glazed window in multi-pane style, twin panelled radiator with thermostat, power point.





BEDROOM TWO

7' 11" x 12' 0" (2.42m x 3.66m) Ceiling light, picture rail, power points, uPVC double glazed window in multi-pane style with fanlight, twin panelled radiator, dimmer light switch, fitted double wardrobe.

BEDROOM THREE

8' 11" x 10' 7" (2.74m x 3.23m) Ceiling light, picture rail, uPVC double glazed window in multi-pane style with fanlights, twin panelled radiator, pedestal wash hand basin, tiled splashback, fitted double wardrobe, connecting cupboard over, power point.

BEDROOM FOUR

10' 0" x 12' 2" (3.05m x 3.73m) Two ceiling lights, picture rail, uPVC double glazed window in multi-pane style, panelled radiator, pedestal wash hand basin, tiled splashback, power points.

WALK-IN LINEN / TANK CUPBOARD

5' 10" x 2' 7" (1.78m x 0.81m) Ceiling light, factory lagged hot water cylinder single glazed wooden framed multi-pane window. Central heating time/control panel.

BATHROOM

8' 11" x 5' 8" (2.74m x 1.75m) Original cast iron bath with shower spray mixer to taps, rain shower over, glazed shower screen, pedestal wash hand basin, wall mounted mirror, glazed tiles, ceiling light, panelled radiator, uPVC double glazed window with fanlight, vinyl floor covering.

SEPARATE WC

5' 10" x 2' 5" (1.78m x 0.76m) Low level WC, ceiling light, uPVC double glazed window.

Dog-leg staircase with handrail to 2nd floor - door access to:

LANDING

Ceiling light, smoke detector, matching wooden doors off, lead lighted and colour glazed screen, access hatch to attic space.



WALK-IN TRUNKS STORAGE

5' 2" x 6' 5" (1.60m x 1.96m) Ceiling ventilator, power points.

BEDROOM FIVE

16' 7" x 18' 8" (5.08m x 5.69m) Two ceiling spotlight fittings, tongue and groove wood panelling to dado, panelled radiator, 2 uPVC double glazed dormer windows in multi-pane style power points, cupboard doors to eaves storage space.

SHOWER ROOM

8' 5" x 4' 9" (2.57m x 1.47m) Built-in shower cubicle, ceramic tiled walls, Mira shower, wall mounted wash hand basin, ceramic tiled splashback, low level WC with concealed tank, ceiling light, electric ventilator, cupboard door to eaves storage space.

OUTSIDE

FRONT GARDEN

Raised swarf stone wall, maturing tree, shrubs and plants, small lawns, random stone front boundary wall, pedestrian gate accessing:

SIDE / REAR GARDEN

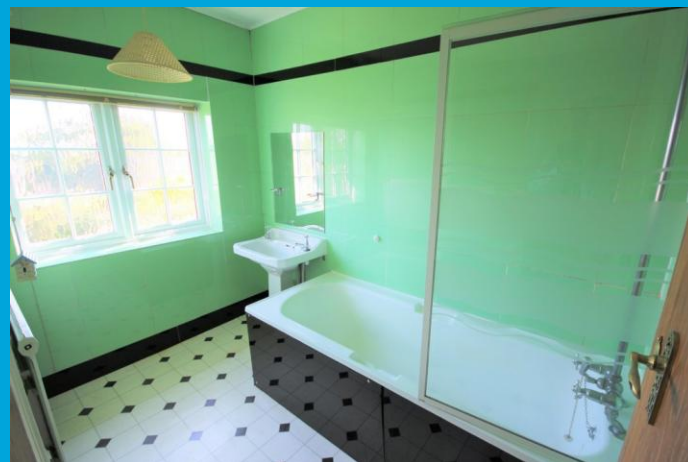
66' 11" x 64' 11" (20.42m x 19.81m) Outside light, cold water tap, small side lawn area, random stone footpath leading southerly facing lawn, wide borders planted with variety of maturing shrubs and plants, descending steps and pathway leading to garden shed, well defined boundaries. We have been informed that an area of allotment land above railway embankment accessed via a picket gate from the rear garden is leased from the railway boards as well as the aforementioned side lawn.

TENURE

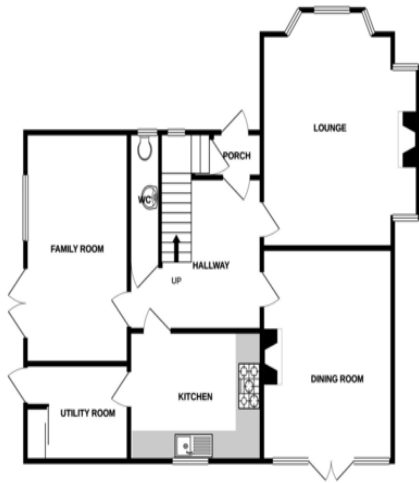
It is understood that the property is Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

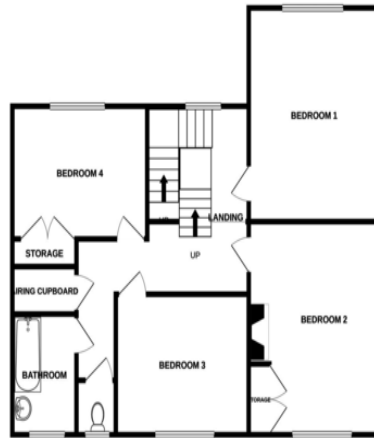
Band H



GROUND FLOOR
83.7 sq.m. (901 sq.ft.) approx.



1ST FLOOR
71.9 sq.m. (774 sq.ft.) approx.



2ND FLOOR
46.0 sq.m. (495 sq.ft.) approx.



TOTAL FLOOR AREA : 201.7 sq.m. (2171 sq.ft.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements