

10 Llwyn Y Pia Road, Lisvane, Cardiff, CF14 0SY



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£650,000



Detached House



Property Description

This double fronted four bedroom detached family home is situated in the ever popular and highly requested area of Lisvane. The home oozes space with an open and airy hallway, three reception rooms, kitchen and cloakroom all to the ground floor. To the first floor the landing provides access to all bedrooms and family bathroom. The master bedroom further benefits from an en suite shower room.

Outside the property offers a large front garden with a driveway providing off road parking for two cars leading to a large integral garage. A mature landscaped private rear garden offers a great space for family entertaining and even offers space for further development subject to planning permission.

Tenure Freehold

Council Tax Band G

Floor Area Approx 2,110 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the sought after area of Lisvane with The Griffin public house, hair dressers, convenience store and beautiful St Denys church situated in Lisvane village. Well regarded Llysfaen primary school is nearby. Bus links to city centre and access to M4 through lanes close by.

PORCH

10' 11 max " x 4' 8" (3.33m x 1.43m)

Enter via Upvc double glazed French doors.

Wooden door with obscure glass into hallway with obscure window to side. Upvc double glazed window to front x2. Carpeted floors, textured walls with single pendant light.

ENTRANCE HALL

Staircase leading to first floor. Door leading to kitchen and lounge. Carpets floors, textured walls with single pendant light.

LOUNGE

17' 0" x 13' 11" (5.19m x 4.25m)

Feature gas fireplace and surround. Upvc double glazed window to front. Carpeted floors, textured walls and x2 pendant lights. Double wooden doors leading to dining room.

DINING ROOM

12' 10" x 12' 11" (3.93m x 3.94m)

Wooden double doors leading to conservatory. Carpeted floor, textured walls with single pendant light to ceiling.

CONSERVATORY

13' 2 ax" x 13' 0" (4.01m x 3.98m)

Upvc double glazed conservatory with French doors to side leading to rear garden.

KITCHEN

13' 0" x 11' 4" (3.98m x 3.47m)

Fitted with a range of base and eye level units with worktops over. Built in double oven, gas hob and cooker good over. Inset sink unit plus drainer. Under counter fridge/freezer. Upvc double glazed window to rear. Space for breakfast table and chairs. Door leading to inner hall. Tiled walls, vinyl floors with spot lighting.

INNER HALL

Upvc double glazed door to rear garden with window adjoining. Door leading to cloakroom and garage. Textured walls, vinyl floors with single pendant light.

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CLOAKROOM

Fitted with a traditional two piece suite comprising WC and wash hand basin. Upvc double glazed obscure window to rear. Double doors leading to storage cupboard. Tiled walls, vinyl flooring with single pendant light.

LANDING

Split level landing with single pendant lighting. Loft hatch with pull down ladder. Access to all first floor rooms. Upvc double glazed window to side. Half built in double storage cupboard.

BEDROOM ONE

16' 7" x 13' 11" (5.08m x 4.25m)

Textured walls, carpeted flooring with single pendant lights. Upvc double glazed window to front with, Upvc double glazed door leading to balcony. Door leading to en suite shower room.

ENSUITE

Fitted with a traditional three piece suite comprising shower enclosure, WC and wash hand basin.

(Toilets disconnected)

Half tiled walls and tiled floors with single pendant light.

BEDROOM TWO

15' 6" x 12' 11" (4.73m x 3.95m)

Fitted wardrobes. Upvc double glazed window to rear garden. Textured walls and ceiling with carpeted floors and single pendant light.

BEDROOM THREE

10' 7" x 9' 4" (3.23m x 2.87m)

Single storage cupboard. Upvc double glazed window to front. Texture walls and ceiling with carpeted floors and single pendant light.

BEDROOM FOUR

9' 8 max" x 8' 10" (2.95m x 2.71m)

Built in fitted wardrobes. Used as dressing room. Upvc double glazed wo to side.

BATHROOM

Fitted with a traditional three piece suite comprising single shower enclosure with separate bath and wash hand basin. Single storage cupboard with shelving. Upvc double glazed obscure window to rear. Half tiled walls and floor with textured ceiling and single pendant light.

WC

Half tiled walls and tiled floor complete with WC. Upvc double glazed obscure window to rear.

GARAGE

23' 2" x 16' 2" (7.08m x 4.95m)

Electric garage door. Wall mounted boiler. UPVC double glazed window to side. Ample space for a car to be parked or great storage space.

OUTSIDE

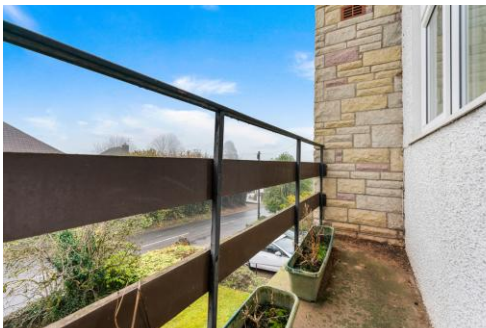
Front - Double driveway to the front providing parking for two cars. Front garden laid to lawn with a range of plants and shrubbery. Steps leading to front aspect. Double side access to rear garden.

Rear - Landscaped garden complete with a range of plants, trees and shrubbery with half paving and the remainder laid to lawn.

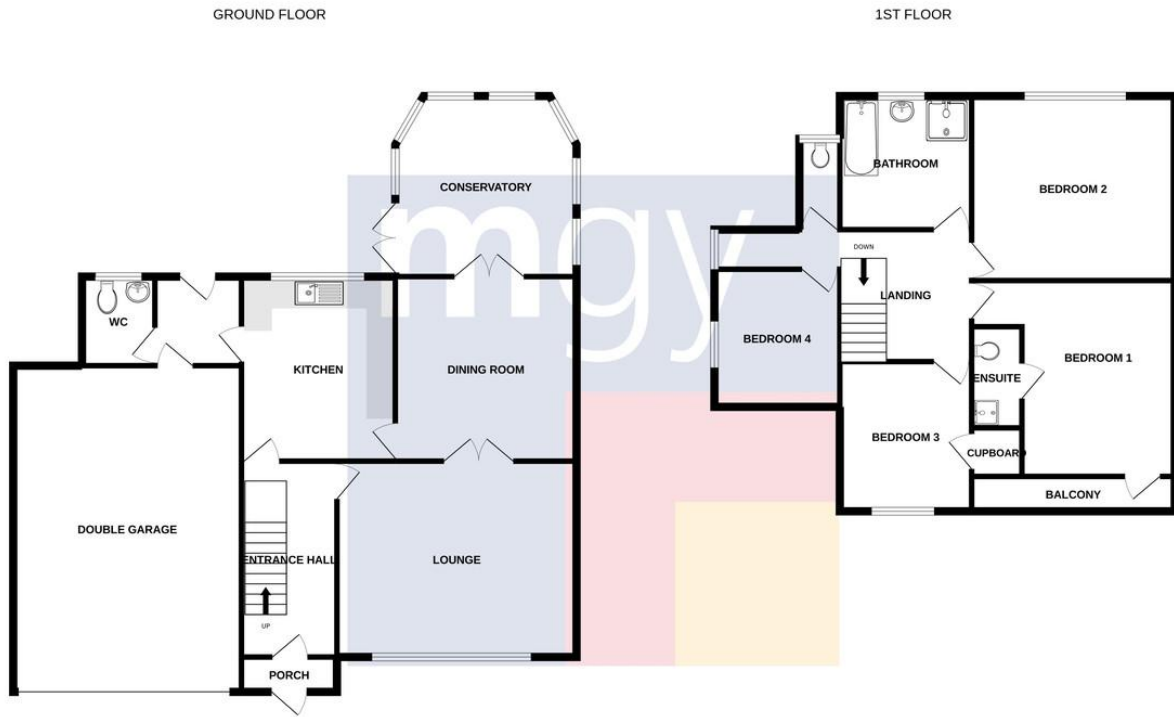
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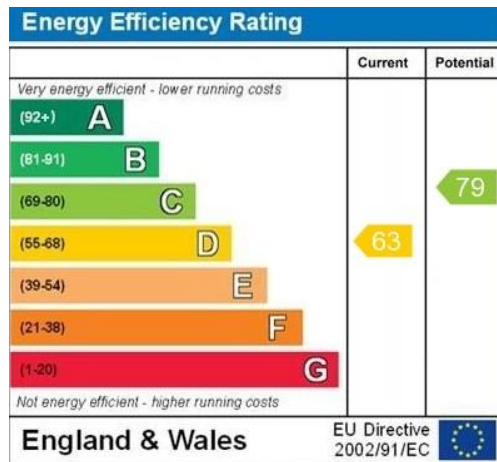
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