

Graig Road,

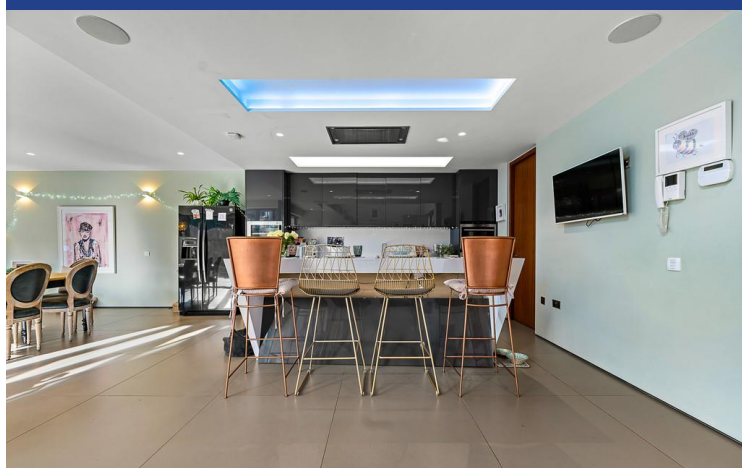
Lisvane, Cardiff, CF14 0UF



Estate Agents and  
Chartered Surveyors

Asking Price Of

£899,950



Detached House

4

3

4

2

# Property Description

This bespoke property was built in 2015 created with architectural design offering exceptional highest specification yet incorporating luxury at its core. The home is truly striking from the second you walk through the door offering modern open plan living with a top of the range kitchen, integral appliances and central island. Ample space for dinner parties for 8 or more guests and a living area with floor to ceiling windows and sliding doors overlooking the plunge pool, all central to an open fireplace. The property is truly breath taking with its glass like design keeping the home bright and airy throughout, the detail is truly impeccable and must be seen to be appreciated.

Internally the property accommodation briefly comprises; entrance, kitchen/living and dining area and snug. To the first floor you will find 4 bedrooms, two of which have en suite shower rooms and a family bathroom. Outside to the front of the home you will find a gated driveway providing parking for a number of vehicles leading to an integral garage. To the rear you will find a patio area ideal for outdoor entertaining with a plunge pool to finish.

**Tenure Freehold**

**Council Tax Band I**

**Floor Area Approx 2,142 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## ENTRANCE/ KITCHEN LIVING AREA

Enter into a grand open plan setting offering the perfect social space for entertaining with a high specification kitchen, modern dining and living space. Underfloor heating with porcelain tiled flooring. The kitchen is fitted with a modern high gloss range of base and eye level units with worktops over. Inset sink unit plus drainer with hot and cold tap. Built in double oven, induction hob and cooker hood over. Integral wine fridge, Siemens coffee machine and dishwasher. Breakfast bar to complete the social space with seating for four.

Open plan to a spacious dining area with a large table to seat 8 plus guests open to living area with feature stone fire and fireplace. Smooth walls and ceiling with spot lighting and tiled flooring to finish.

## UTILITY ROOM

Fitted with a range of base and eye units with worktops over. Inset stainless steel sink unit. Space for washing machine and tumble dryer. Combi boiler wall mounted to exterior walls. Smooth walls and ceilings with central ceiling light. Window to front.

## BOOT ROOM

Smooth walls and ceilings with central ceiling light and tiled flooring to finish. Two windows to front. Access to cloakroom.

## CLOAKROOM

Fitted with a modern two piece bathroom Suite comprising of WC and wash hand basin. Tiled walls and flooring with smooth ceiling and a central ceiling light.

## SNUG

Smooth walls and ceilings with spot lighting and tiled flooring. Floor to ceiling window overlook the rear garden and pool area.

## LANDING

Staircase leading to first floor with glass balustrade leading throughout landing area. Smooth walls and ceilings with a combination of spot lighting and pendant lighting with feature floor to ceiling windows to front and rear. Iroko wood flooring leading up the stairs and throughout landing area. Access leading into each bedroom and family bathroom.

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### BEDROOM ONE

11' 7" x 12' 2" (3.55m x 3.73m)

Smooth walls and ceiling with spot lighting and carpeted flooring to finish. Built in double wardrobes. Floor to ceiling window to front and rear. Access into en suite shower room.

### ENSUITE SHOWER ROOM

Fitted with a modern three piece suite comprising walk in wet room shower with glass shower screen, WC and wash hand basin with fitted storage. Tiled walls and flooring with spot lighting and fitted wall lights.

### BEDROOM TWO

13' 4" x 12' 11" (4.08m x 3.95m)

Smooth walls and ceilings with spot lighting and carpeted flooring to finish. Two built in fitted double wardrobes. Floor to ceiling window to rear over looking outdoor pool area. Access to en suite shower room

### ENSUITE SHOWER ROOM

Fitted with a modern three piece suite comprising walk in wet room shower with glass shower screen, WC and wash hand basin with fitted storage. Tiled walls and flooring with spot lighting and fitted wall lights.

### BEDROOM THREE

13' 4" x 10' 2" (4.08m x 3.11m)

Smooth walls and ceilings with spot lighting and carpeted flooring to finish. Floor to ceiling window to front and side.

### BATHROOM

Fitted with a modern three piece bathroom suite comprising bath, WC and wash hand basing with fitted storage. Tiled walls and flooring with spot lighting to ceiling and wall lights.

### BEDROOM FOUR

12' 4" x 9' 6" (3.76m x 2.92m)

Smooth walls and ceilings with spot lighting and hard wood flooring. Floor to ceiling window to front.

### OUTSIDE

Gated access to driveway with resin finish. Parking for a number of vehicles leading to an integral garage with electric up and over garage door. Side access leading to a low maintenance rear garden completely paved ideal for outdoor entertaining with plunge pool.

### GARAGE

18' 0" x 11' 8" (5.49m x 3.57m)

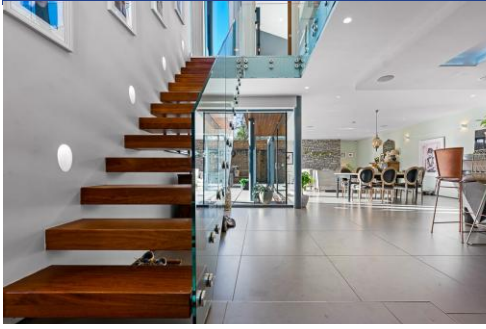
Painted breezeblock walls and smooth ceilings with strip lighting. Electric garage door with space for parking and storage. Door leading to outdoor pool area. Door leading to pump room.

### LOCATION

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

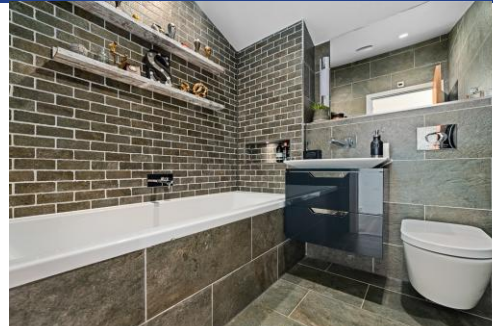
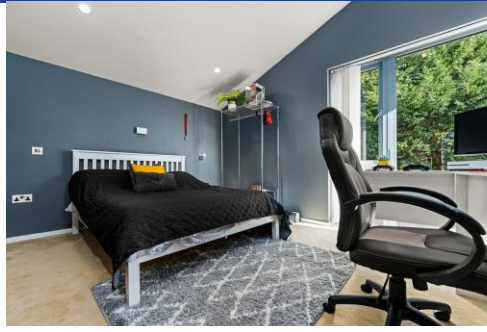
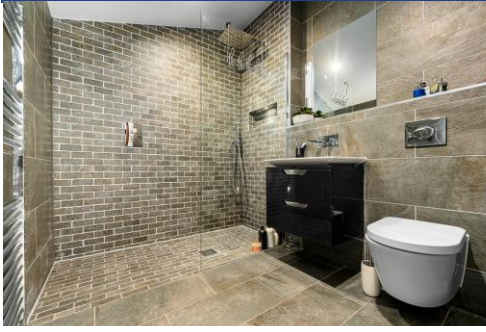


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