

15 Holly Grove,

Lisvane, Cardiff, CF14 0UJ

Offers In Excess Of

£895,000



Estate Agents and Chartered Surveyors



Detached House

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Property Description

**** EXCEPTIONAL MODERN DETACHED FAMILY HOME ** FULLY RENOVATED & EXTENDED ** GARAGE/GYM **** A beautifully presented and tastefully designed family home, extended and modernised throughout by the current owners, with top of the range fixtures and fittings. Situated in this sought after location within Lisvane is this detached five bedroom home with accommodation briefly comprising; impressive entrance hallway, lounge, office, treatment/reception room, open plan kitchen/dining/family room, WC and integral garage/gym to the ground floor. Upstairs are five double bedrooms plus family bathroom and principle en-suite with dressing area. Low maintenance landscaped garden to rear. Driveway to front with parking for multiple vehicles. EPC rating: E

Tenure Freehold

Council Tax Band G

Floor Area Approx 2,250 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Tucked away within a quiet cul de sac within a high regarded area of Lisvane. Lisvane offers a number of local amenities and beautiful walks. There are also a number of shops upon Church Road and with great road links leading in and around Cardiff.

ENTRANCE HALL

Enter via aluminum security pivot front door into hallway. Smooth walls and ceiling with spot lighting and ceramic tiled floor. Aluminum floor to ceiling window to front. Feature glass staircase with American Oak wooden steps leading to first floor with glass balustrade. Doors leading to all ground floor rooms. Electric under floor heating through the whole ground floor tiled area.

CLOAKROOM

Fitted with a modern two piece suite comprising WC and wash hand basin with built in storage. Tiled walls and flooring with feature skylight window above.

STUDY

9' 2" x 6' 2" (2.80m x 1.89m)
Smooth walls and ceiling with spot lighting and ceramic tiled flooring. Currently used as an office space with wipeable white board paint walls. Aluminum window to front.

TREATMENT ROOM / SECOND RECEPTION ROOM

9' 0" x 9' 0" (2.75m x 2.75m)
Smooth walls and ceiling with spot lighting and ceramic tiled flooring. Built in sink unit with storage. Aluminum window to side.

LOUNGE

16' 11" x 13' 10" (5.18m x 4.22m)
Smooth walls and ceiling with spot light and carpeted flooring to finish. Feature media wall with space for wall mounted television and shelving. Feature electric fireplace. Wrap around aluminum L shaped window to side and rear.

KITCHEN

29' 10" x 16' 5" (9.11m x 5.02m)
Fitted with a modern range of handleless base and eye level units with worktops over. Built in double oven, one of which operates as a microwave also. Built in induction hob with integrated extractor fan, integrated full sized fridge and under counter freezer. Integral wine fridge and dishwasher. Inset stainless steels 1.5 bowl sink unit plus drainer. Built in under counter plinth lighting. Central island with seating for four with envelope flip sockets and USB ports.

Open plan dining and living area with smooth walls

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and ceilings, spot lighting with built in dimmers and ceramic flooring to finish. Power points for wall mounted television. Aluminum bi-folding doors leading to rear and aluminum sliding doors to rear offering a large opening providing that indoor out door feel. Skylight windows also providing heaps of natural light.

UTILITY ROOM

9' 1" x 4' 7" (2.78m x 1.41m)

Fitted with a modern range of handleless base and eye level units with worktops over. Space for washing machine and tumble dryer and ample storage. Aluminum door leading to side.

LANDING

Smooth walls and ceiling with spot lighting and carpeted flooring to finish. Doors leading into all bedrooms and bathroom. Power points with USB ports.

MASTER BEDROOM

16' 10" x 16' 1" (5.15m x 4.91m)

Smooth walls and smooth vaulted ceiling with spot lighting and *** flooring to finish.

X2 Electrically operated Vellux windows which are remote operated with rain sensitive closing function and built in blinds. Aluminum floor to ceiling window to front with fitted privacy glass.

En-suite - Floating wall providing separate between the master bedroom and suite with Fitted wash hand basing and cabinetry, double walk shower enclosure with sliding glass shower door and WC.

BEDROOM TWO

16' 0" x 9' 7" (4.88m x 2.94m)

Smooth walls and ceiling with spot lighting and carpeted flooring to finish. Aluminum window to rear. Power points with USB ports.

BEDROOM THREE

15' 5" x 10' 10" (4.70m x 3.32m)

Smooth walls and ceiling with spot lighting and carpeted flooring to finish. Built in desk area with space for draw cabinetry under. Aluminum window to front. Power points with USB ports.

BEDROOM FOUR

12' 4" x 12' 2" (3.77m x 3.71m)

Smooth walls and ceiling with spot lighting and carpeted flooring to finish. Aluminum window to rear. Power points with USB ports.

BEDROOM FIVE

12' 4" x 7' 8" (3.76m x 2.34m)

Smooth walls and ceiling spot lighting carpeted flooring. Aluminum window to rear.

BATHROOM

Fitted with a modern four piece bathroom suite competing of digital walking double shower with glass shower surround, separate free standing bath, WC and wash hand basin with fitted storage. Tiled walls and flooring with spot lighting to finish. Aluminum window to side.

GARAGE

16' 3" x 13' 9" (4.97m x 4.20m)

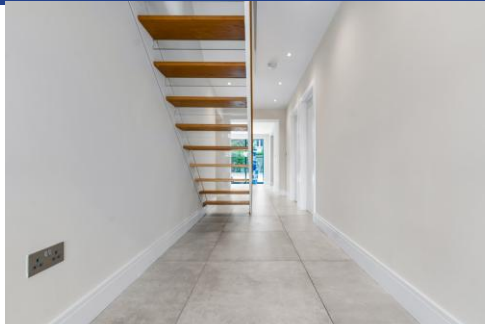
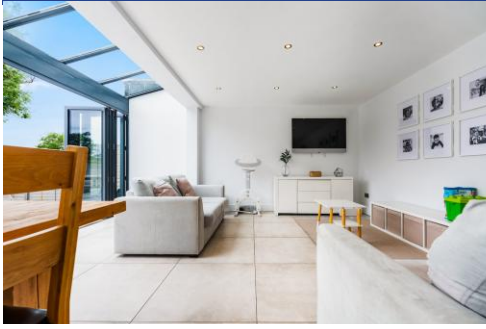
Integral garage space complete with smooth walls and ceiling, spot lighting rubber gym flooring. Fitted with heating, power sockets and external tap. Electric garage roller door. Two Single storage cupboard one of which houses combi boiler. Feature skylight window to ceiling.

OUTSIDE

Front - Off road parking via driveway with parking for numerous cars. Access to rear garden.

Rear - An enclosed, landscaped rear garden complete with matching ceramic tiles to the kitchen area leading onto the patio area with shallow steps leading down to artificial grass with a fence surround.

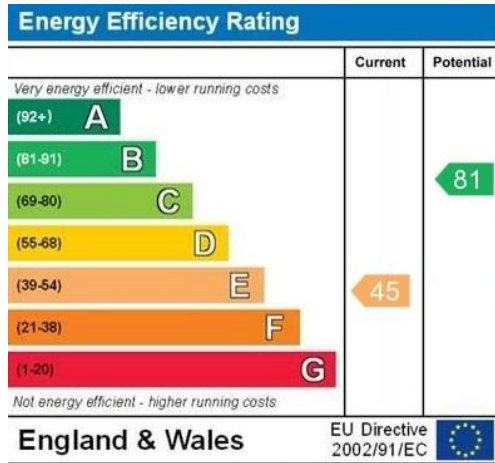
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