

105 Llwyn Y Pia Road,

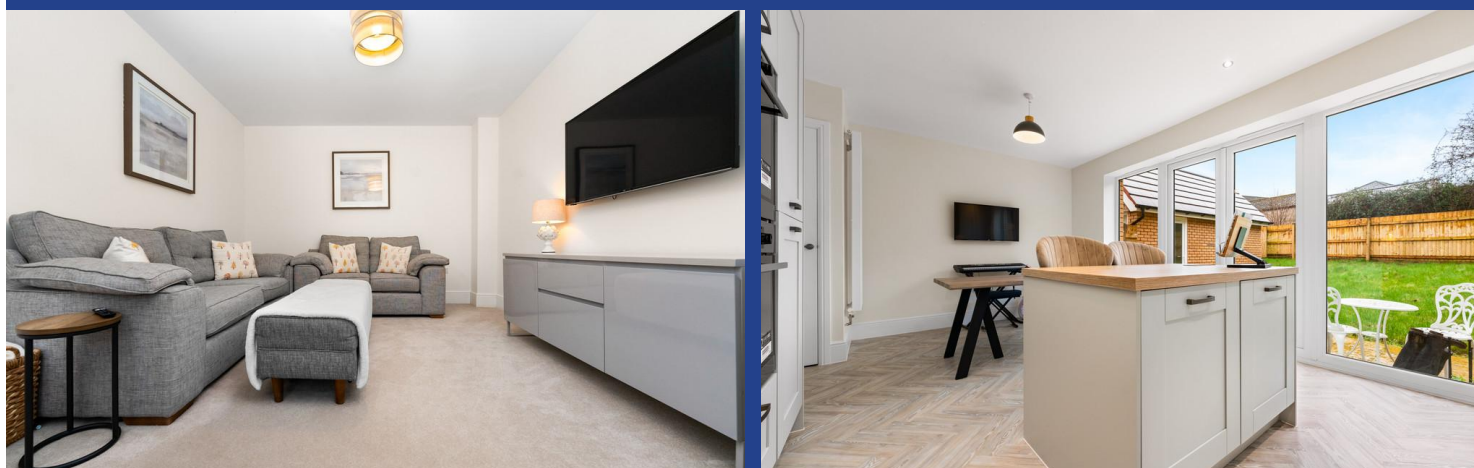
Lisvane, Cardiff, CF14 0SX



Estate Agents and
Chartered Surveyors

Asking Price Of

£463,000



Detached House

3

2

3

1

Property Description

A Warwick style Redrow build home set on a delightful corner plot with a woodland view to the front aspect and a private lawned rear garden. The property comprises of three bedrooms, two with fitted wardrobes, a spacious lounge and generous kitchen/dining area makes this a truly impressive property.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,065 sq ft

Viewing Arrangements
Strictly by appointment

DESCRIPTION

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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.

ENTRANCE HALLWAY

Entered via upvc double glazed door with obscure leaded panel. Turned staircase to first floor with understairs storage cupboard. Wall mounted thermostat for heating. Amtico flooring. radiator. Door to :-

DOWNSTAIRS CLOAKROOM

Upvc obscure double glazed window to front. Two piece suite comprising wc and wall mounted corner wash hand basin. Amtico flooring. Radiator.

LOUNGE

15' 4" x 11' 5" (4.68m x 3.50m)

Upvc double glazed leaded windows to front with woodland view. Radiator.

KITCHEN/DINING ROOM

19' 0" x 13' 0" (5.80m x 3.97m)

Upvc double glazed patio doors to rear garden with glazed panels either side. Down lighters to ceiling. Amtico flooring. Range of fitted base and wall units with work surface incorporating one and a half ceramic sink unit with mixer tap. Integrated dish washer and fridge freezer. AEG double oven with inset electric hob and stainless steel extractor fan over. Floor to ceiling radiator. Central kitchen island with storage cupboards currently housing washing machine and tumble dryer.

FIRST FLOOR

LANDING AREA

Access to loft space. Airing cupboard housing combi gas central heating boiler. Door to :-

BEDROOM ONE

12' 2" x 11' 6" (3.72m x 3.53m)

Upvc leaded double glazed window to front. Range of fitted wardrobes with hanging and shelving. Radiator. Door to :-

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ENSUITE

Upvc obscure double glazed window to side. Tiled flooring. Three piece suite comprising wc, wall hung wash hand basin and walk in double shower cubicle. Chrome heated towel rail. Electric shaver point. Extractor fan.

BEDROOM TWO

11' 5" x 11' 5" into door recess (3.49m x 3.48m)

Upvc double glazed window to rear. Fitted wardrobes with hanging and shelving. Radiator.

BEDROOM THREE

11' 7" x 7' 2" (3.54m x 2.19m)

Upvc double glazed window to rear. Radiator.

BATHROOM

Upvc double glazed obscure leaded window to front. Ceramic tiled flooring. Three piece suite comprising wall hung wash hand basin and panelled bath with shower over. Wall mounted heated chrome towel rail. Shaver point. Extractor fan. Storage cupboard with shelving

OUTSIDE

REAR GARDEN :- Enclosed with wooden fencing. Laid to lawn. Side access to driveway.

FRONT GARDEN :- Block paved with ample parking. Mature shrubs and flower borders. Driveway to side with gas and electric meters.

CONVERTED GARAGE

Garage converted to aesthetics studio but could also be used as an office/ playroom.

Enter via upvc double glazed door with laminate floors. Down lighters to ceiling. Door to :-

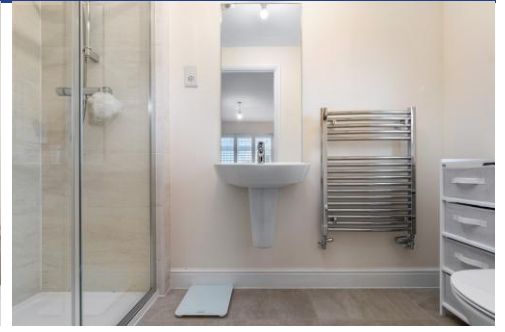
AESTHETICS ROOM

Down lighters to ceiling. Laminate flooring. Wall mounted electric heater. Fitted base unit with work surface over and storage cupboards. Wall mounted storage cupboards. Power points.

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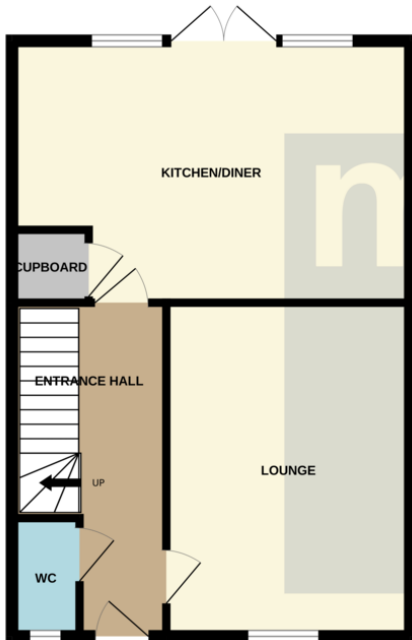


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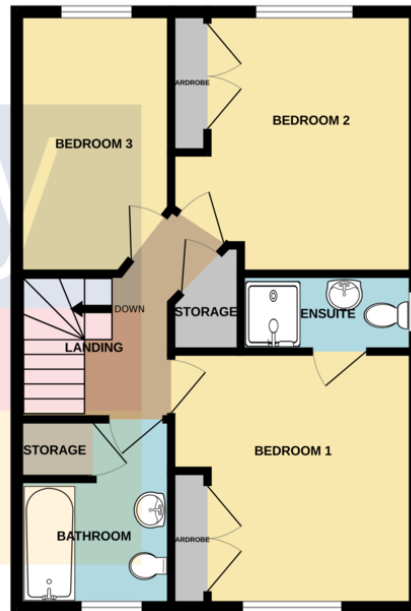


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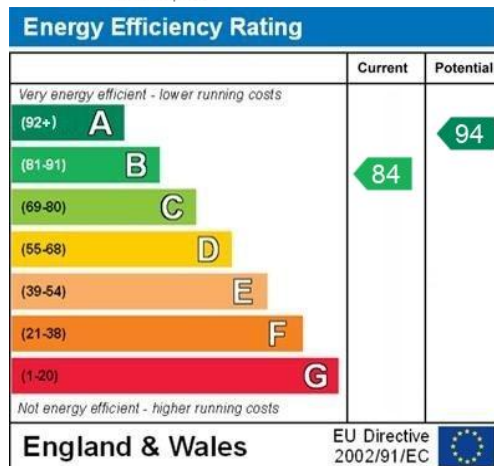
GROUND FLOOR



1ST FLOOR



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