

# FOR SALE

Amalfi, Lisvane Road,  
Cardiff, CF14 OSF



**£850,000**

**Freehold**

- Substantial Detached Home
- Four Reception Rooms
- Professionally Interior Designed
- 4/5 Double Bedrooms
- Quality Contemporary Kitchen
- Large Gardens to front and Rear



A superbly presented, spacious 4/5 bedroom detached family home. Professionally interior designed with top quality fittings throughout, the property has many outstanding features including a stunning contemporary kitchen, glass internal walls, lovely gardens and a master suite that simply must be seen. No chain, viewing highly recommended

### **Entrance Porch**

**6' 2" x 5' 3" (1.88m x 1.60m)**

Upvc front door, Upvc windows to side, glazed wall and door to hall, Pergo flooring with inset coir mat, spotlights and door to garage.



### **Hallway**

**19' 7" x 17' 1" (5.96m x 5.20m)**

An impressive hallway with glazed walls and doors to the lounge and dining room, distinctive Osborne & Little wallpaper, Pergo flooring, LED spotlights, two Acova designer radiators and storage cupboard.



### **Dining Room**

**19' 11" x 15' 5" (6.07m x 4.70m)**

Entered via glazed double doors, this stylish, good sized room has Upvc French doors to the front patio. Over table Christopher Wray lighting, two Acova designer radiators and Pergo flooring.



### **Kitchen/Living Room**

**29' 9" x 19' 11" (9.06m x 6.07m)**

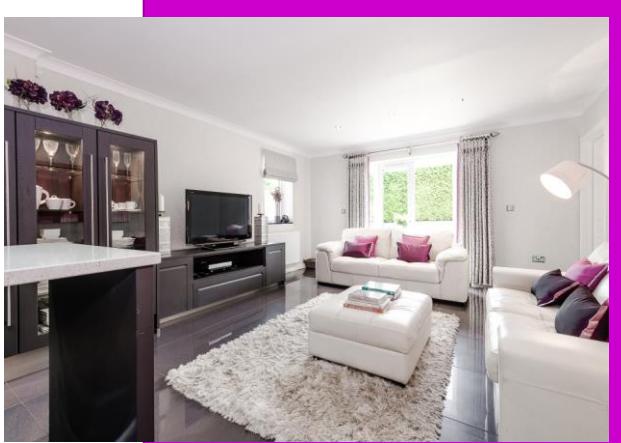
A bespoke contemporary kitchen fitted with a large selection of 'Geba' wall and base units with granite worktops. 1 1/2 bowl Corian sink and drainer unit with Tall swivel pull out spray mixer tap. The central island features two 'Elica star' extractors over the induction hob. All appliances are integrated and include Miele fridge and freezer, Miele wine fridge, 2 x Neff standard ovens, Neff steam oven, microwave and dishwasher. Remote controlled mood lighting, under plinth lighting, LED spotlights and Italian tiled flooring. Upvc French doors lead to the rear patio, and with two further windows, three radiators and TV and satellite points, this fabulous room is ideal for both relaxing and entertaining.



## **Utility room**

**12' 10" x 4' 9" (3.91m x 1.45m)**

Range of Wellmann wall and base units with laminate worktops and under cupboard lighting. Integrated washing machine, UPVC door to rear patio, cupboard housing boiler and cupboard housing hot water tank. Italian tiled flooring.



## **Lounge**

**21' 4" x 19' 2" (6.50m x 5.84m)**

Entered via glazed double doors, this spacious room has two sets of French doors leading to the rear patio, Pergo flooring, satellite and TV points, inset spotlight grid and two radiators.



## **Study**

**11' 9" x 18' 8" (3.58m x 5.69m)**

Cream carpeted flooring, Upvc window to the side, inset spotlights and centre light, radiator, telephone and broadband sockets.

## **Downstairs Cloakroom**

Contemporary cloakroom with WC, vanity sink with waterfall tap, wall unit with light, carpeted flooring, fully tiled walls, heated towel rail and four spotlights.



## **Stairs/Landing**

Stylish leopard print carpeting leads to the half landing where a large stained glass window showers light onto the glass chandelier. Cream carpets lead take you past the glazed balustrade into the landing with part mirrored walls and doors to the bedrooms and bathrooms.

## **Master Suite**

A quite simply stunning master suite comprising bedroom, ensuite and dressing room; which could also be utilised as a fifth bedroom if required.



## **Master bedroom**

**15' 4" x 14' 11" (4.67m x 4.54m)**

A beautifully designed room featuring a super king sized bed with a padded ceiling high headboard complemented by ceiling high mirrors either side. Upvc window to the front, cream carpet, TV point, radiator and inset spotlights.



### **En Suite**

**13' 4" x 11' 3" (4.06m x 3.43m)**

Another wonderfully designed room. Suite comprising centrepiece large free standing bath, rectangular shower unit, his and hers sinks and WC. Italian tiled throughout, there are also two stylish wall units, an Acova designer heated towel rail, remote controlled mood floor inset mood lighting, inset spotlights, bathroom mirror plus airing cupboard.



### **Dressing Room/Bedroom 5**

**16' 10" x 15' 9" (5.13m x 4.80m)**

With quality fitted furniture to three sides, including two mirror fronted, quadruple width, sliding wardrobes, finding enough clothes to hang may be a problem! This dual aspect room also has fitted cream carpet, two Upvc windows with views over the rear garden and patio, inset spotlight grid with feature centre light, radiator and TV point.



### **Bedroom 2**

**19' 11" x 12' 5" (6.07m x 3.78m)**

With views over the rear garden, this bedroom has an ensuite and mirror fronted built in wardrobes. Radiator, cream carpets, TV point.



### **En Suite**

**8' 9" x 6' 1" (2.66m x 1.85m)**

Fully tiled en suite consisting of a corner shower unit with extractor fan, fitted base units along one wall with integrated sink, wall unit with light and WC. Cream Carpet, heated towel rail and spotlights. Obscure Upvc window to the side.

### **Bedroom 3**

**14' 3" x 13' 0" (4.34m x 3.96m)**

Although this is the smallest bedroom in the property, with the large Upvc window to the front aspect, it is bright and has an air of spaciousness. Cream carpets, radiator.

### **Bedroom 4**

**19' 11" x 13' 1" (6.07m x 3.98m)**

An 'L' shaped bedroom with a Upvc window giving views over the rear garden. Two double and one single built in mirror fronted wardrobes, cream carpets, radiator, TV point.



## **Family Bathroom**

**11' 4" x 8' 11" (3.45m x 2.72m)**

A contemporary bathroom with Italian tiling to three walls. Rectangular shower unit with extractor fan, Vilroy & Bosch bath with pull out shower attachment, free standing sink with mixer tap and mirror with touch sensitive lighting over. Two glass fronted wall units with mood lighting, WC, Acova designer heated towel rail, cream carpet, Upvc window to the side and inset spotlights.



## **Garage**

A larger than average double garage with remote control up and over door. Obscure windows to both sides and plenty of space for storage in the loft space above. There is a second utility room at the rear with a 'dog shower', plumbing for a washing machine and extra storage. Doors to the porch and gardens.



## **Front garden**

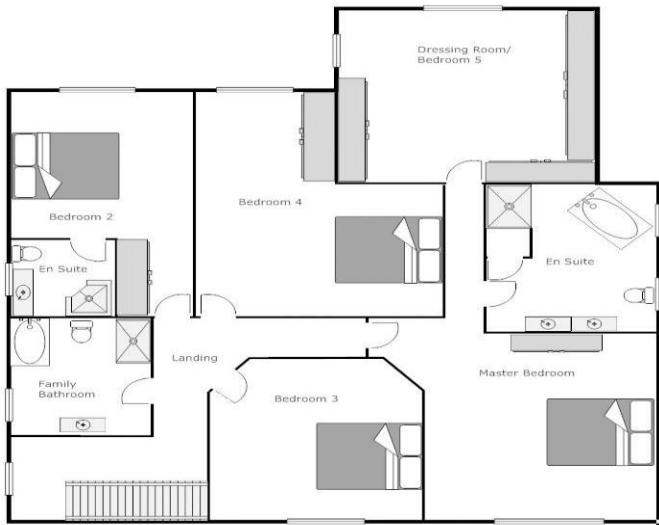
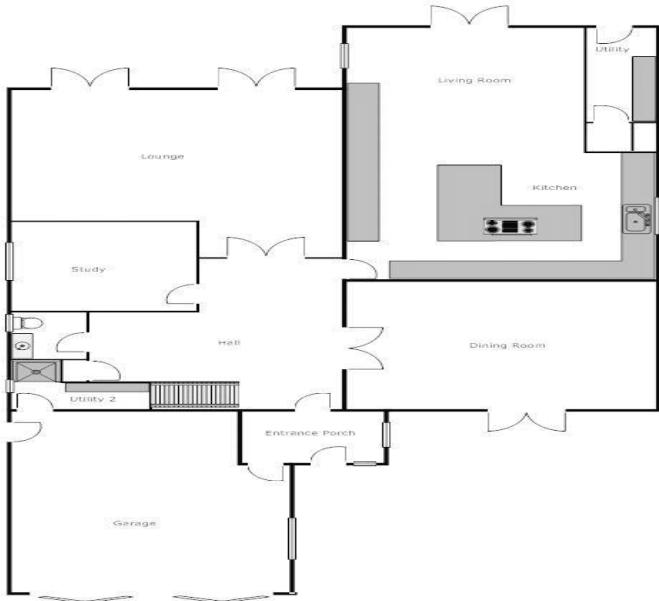
Curved wall entrance, block pavers, large lawned area, patio outside dining room. automatic lighting, flower beds with trees and shrubs.



## **Rear Garden**

A lovely large, fully enclosed, secluded garden with a full width stone patio, curved retaining wall, large lawned area, borders with a great selection of mature trees and shrubs including fruit trees, vine, palms and phormiums. Outside tap, power points, wall lights and floodlights covering the whole garden.

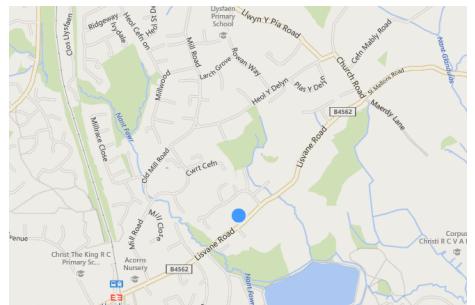




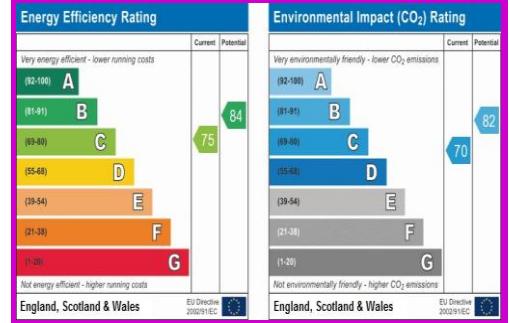
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2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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## LOCATION MAP



## EPC



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