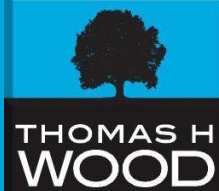




## 10 The Mount

Lisvane, Cardiff, CF14 0FJ



Asking Price Of £950,000

5 Bedrooms





An impressive and spacious five bedroom executive detached residence, situated in this sought after close, in Cardiff's desirable Lisvane suburb. This imposing property is tucked away in a secluded position and provides excellent family living accommodation with generous sized rooms throughout. The accommodation offers an internal porch, entrance hall, 24ft living room with French doors leading into the conservatory, formal dining room, study, WC, open plan kitchen /breakfast area and utility room on the ground floor. The first floor offers a master suite with dressing area and en suite bathroom, three further bedrooms, family bathroom and a further double bedroom with en suite. Further benefits include a good sized rear garden, block paved driveway to the front and a double garage. Ideally located with easy reach of the M4 motorway and with good links to Cardiff City centre. Fully double glazed throughout with gas fired central heating

#### **PORCH**

Via hardwood front door and double glazed panels to the sides. Papered walls, dado rail, coving, painted ceiling, tiled floor. Single radiator panel. Alarm controls.

#### **ENTRANCE HALL**

Via bevelled glass door. Papered walls, dado rail, coving, painted ceiling, ceiling rose, herring bone pattern parquet flooring. Double radiator panel, room thermostat. Understairs storage cupboard. Stairs to first floor. Double wooden door to



#### **SITTING ROOM**

24'1" x 14'7" (7.35m x 4.44m) max. Painted walls, coving, textured ceiling, ceiling rose. Double glazed window to front, French doors to rear conservatory. White marble mantelpiece with polished marble insert and heart, living flame gas fire. Two single radiator panels with TRVs. TV point.



### CONSERVATORY

14'10" x 14' (4.52m x 4.28m) max. Low brick wall construction, double glazed wooden windows and roof. Tiled floor.

### DINING ROOM

13'1" x 10'5" (4.10m x 3.18m) max. Papered walls, coving, textured ceiling, ceiling rose. Dimmer switch. Door to conservatory. Double glazed window to rear. Single radiator panel with TRV.

### WC

Pale grey suite comprising a low level WC, wall hung basin with brass effect mixer tap. Tiled walls, painted ceiling, herringbone pattern parquet flooring. Double glazed window to front. Single radiator panel.

### STUDY

10'7" x 9'7" (3.25m x 2.93m) max. Painted walls, coving, textured ceiling, ceiling rose. Double glazed window to side. Single radiator panel with TRV. Phone point.

### KITCHEN

13'1" x 7'9" (4.00m x 2.39m) max. Gloss white units with marble effect worksurface and tiled splashback. 1 ½ white sink and drainer with chrome mixer tap. Space for 8 ring gas range, extractor hood over. Space for dishwasher and fridge/freezer. Double glazed windows to side and rear. Hatch to dining room. Painted walls, textured ceiling, recessed lighting, tiled floor. Arch to

### BREAKFAST ROOM

10'6" x 9'5" (3.20m x 2.89m) max. Painted walls, dado rail, coving, textured ceiling, tiled flooring. Double glazed door to rear, window to side. TV point. Single radiator panel with TRV.



### UTILITY ROOM

7'8" x 7'6" (2.35m x 2.30m) max. Mahogany effect units with marble effect worksurface and tiled splashback. Single stainless steel sink and drainer with chrome taps. Space for washing machine and tumble dryer. Glow-worm regular boiler and heating controls. Double glazed door and window to side. Single radiator panel. Painted walls and ceiling, recessed lighting, tiled floor.

### LANDING

Via staircase with varnished banisters. Double glazed window to front with coloured light. Papered walls, coving, textured ceiling. Airing cupboard with shelving and hot water cylinder. Access to roof area.





### **MASTER BEDROOM**

14'7" x 12'10" (4.44m x 3.92m) max. Painted walls, coving, textured ceiling. Double glazed window to rear. Single radiator panel with TRV. Phone point. Arch to

### **DRESSING ROOM**

11' x 9'10" (3.39m x 3.01m) max. Painted walls, coving, textured ceiling. Double glazed window to front. Single radiator panel with TRV.

### **ENSUITE BATHROOM**

8'10" x 8'10" (2.71m x 2.71m) max. White suite comprising pedestal basin with brass effect taps, low level WC, bidet, bath with brass effect taps, mixer shower and water jets. Tiled walls, textured ceiling. Single radiator panel. Double glazed window to front. Extractor fan and shaver light.



### **BEDROOM 2**

11'9" x 10'6" (3.58m x 3.22m) max. Painted walls, coving, textured ceiling, laminate flooring. Double glazed window to side and front. Double radiator panel with TRV.

### **ENSUITE SHOWER ROOM**

7'7" x 5'8" (2.33m x 1.80m) max. Pale grey suite comprising a basin with chrome mixer tap set into vanity unit, low level WC, large shower cubicle with chrome mixer shower and water jets. Tiled walls, textured ceiling, tiled floor. Extractor fan, shaver light. Double glazed window to side.

### **BEDROOM 3**

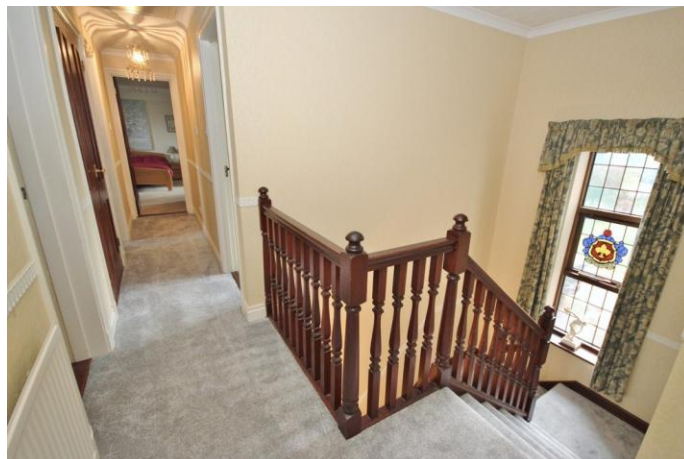
13'1" x 10'7" (4.00m x 3.23m) max. Painted walls, coving, textured ceiling, laminate flooring. Double glazed window to rear and side. Single radiator panel with TRV. Dimmer switch.

### **BEDROOM 4**

13'1" x 7'10" (4.00m x 2.30m) max. Painted walls, coving, textured ceiling, laminate flooring. Double glazed window to rear. Single radiator panel with TRV.

### **BEDROOM 5**

10'6" x 9'6" (3.22m x 2.91m) max. Painted walls, coving, textured ceiling. Double glazed window to rear. Single radiator panel with TRV.



### **BATHROOM**

8'11" x 5'6" (2.74m x 1.70m) max. Cream coloured suite comprising a basin with chrome mixer tap set into vanity unit, low level WC, bath with chrome mixer tap and mixer shower over. Tiled walls, textured ceiling, tiled floor. Double glazed window to front. Extractor fan, shaver light. Single radiator panel.

### **OUTSIDE**

#### **FRONT**

Large double garage with up an over door, power and light. Paviour driveway with off road parking for multiple vehicles. Lawn, mature shrubs and trees. External light. Access to rear.

#### **REAR**

Large lawn, paved patio area. Mature shrubs and trees. External light and tap. Timber fencing to perimeter. Door to garage.

#### **TENURE**

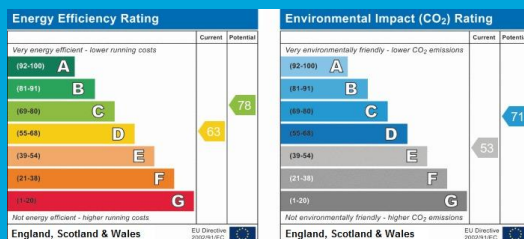
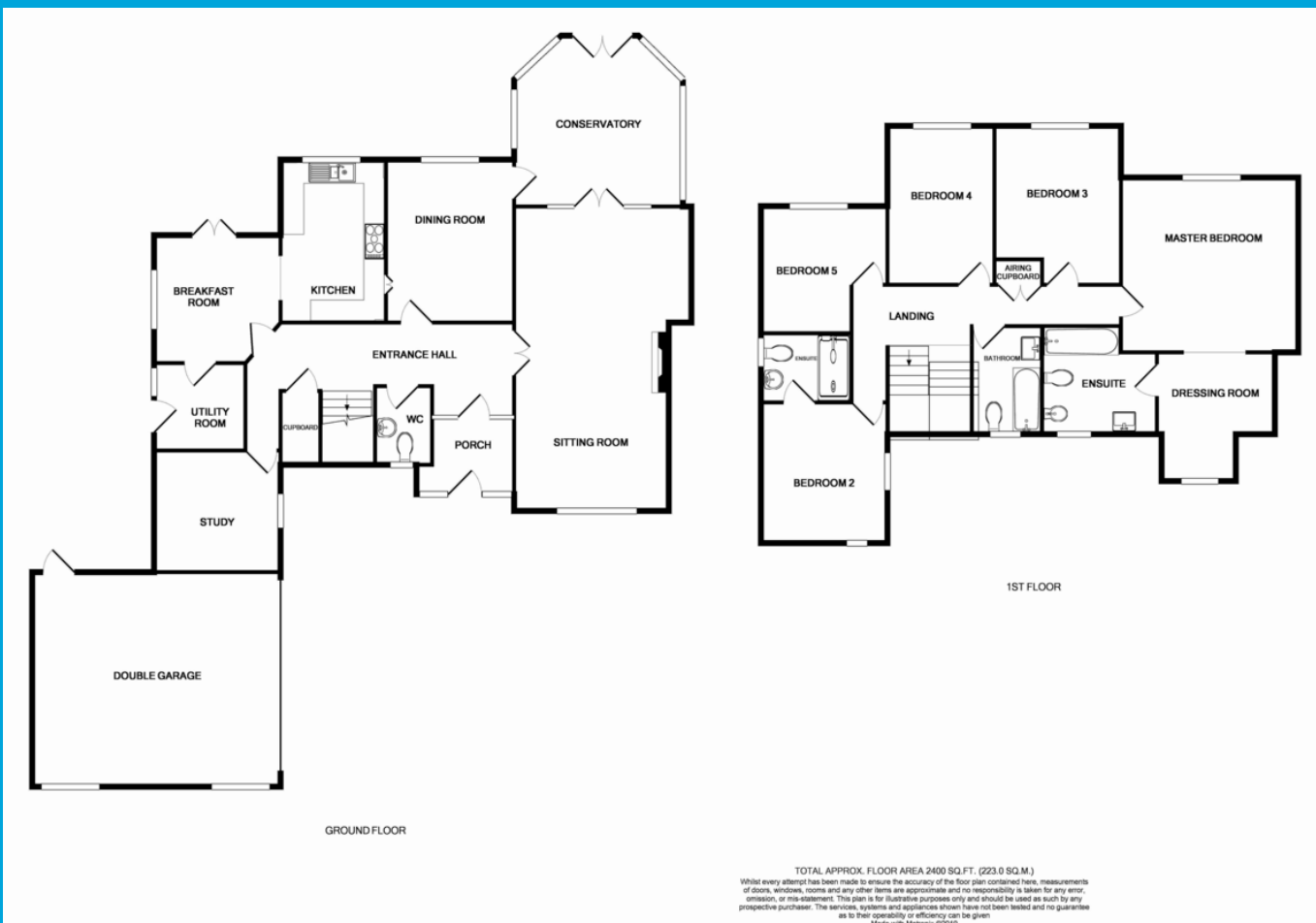
This property is understood to be freehold. This will be verified by the purchaser's solicitor.

#### **COUNCIL TAX**

BAND I







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements