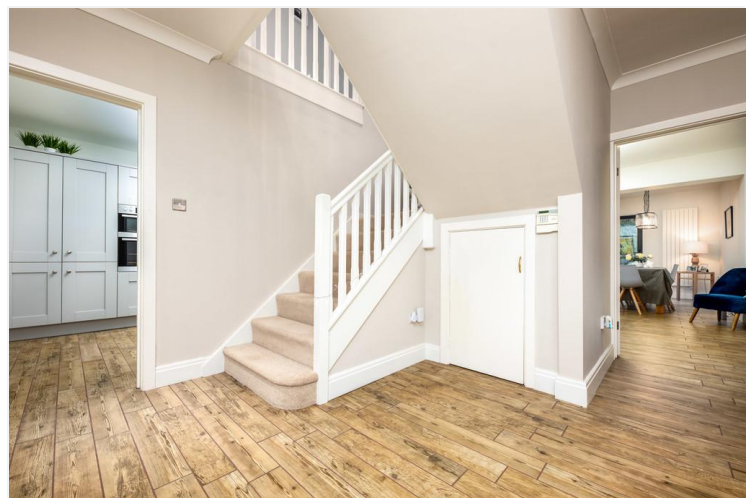


# 10 Crofta

Lisvane | Cardiff | CF14 0EW

Detached House | Guide Price £825,000 - £850,000



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# PROPERTY DESCRIPTION

MGY are delighted to offer for sale this exquisite detached family home in the much sought after Lisvane area. The property has been significantly improved and extended by the present owners and the attention to detail throughout is quite exceptional. The accommodation briefly comprises porch, entrance hall, front reception room/ study, family/ garden room, a superb and very generous kitchen/ diner/ living area leading on the garden which enjoys views of protected woodland to rear, laundry/ utility room and downstairs w.c to the ground floor. On the first floor there is an impressive landing area, spacious master bedroom with dressing room and ensuite, 4 further double bedrooms, one with ensuite and a family bathroom. Cardiff High & Rhydypenau Primary catchment! Delightful gardens, driveway and garage. Must be viewed to be fully appreciated. EPC RATING C.

- **Tenure** Freehold
- **Council Tax Band** H
- **Floor Area (Approx).** 2,800 sq ft
- **Viewing Arrangements** Strictly by Appointment

## PORCH

uPVC double glazed windows to front and side. Spotlight, tiled floor and mat-well, wooden door with glazed panels leading to entrance hallway

## ENTRANCE HALL

Coved ceiling and spotlights. Staircase to first floor, power points, wood effect tiled floor, radiator, under stairs storage, panelled doors to all ground floor rooms, glazed double doors to kitchen/dining/living area.

## DOWNSTAIRS W.C

Single light pendant, two piece white suite comprising large rectangular sink with chrome mixer tap, low level wc with push button flush, tiled floor, double radiator, uPVC double glazed window in obscure glass to porch

## FRONT RECEPTION ROOM/ OFFICE

11' 6" x 10' 4" (3.51m x 3.15m) Coved ceiling, wood effect tiled floor, radiator, uPVC double glazed window to front, power points

## FAMILY / GARDEN ROOM

24' 5" x 11' 8" (7.46m x 3.56m) Coved ceiling and spot lights, vaulted Velux windows, 2 double radiators, wood effect tiled floor, uPVC double glazed French doors leading onto rear patio, uPVC rectangular glazed screen to

side, power points.

## KITCHEN/ DINER/ LIVING ROOM

35' 1" max x 22' 2" (10.71m x 6.77m) A superb and most spacious family/ social area. 2 single light pendants, spot lights, large central island, granite work top with inset 1 1/2 bowl stainless steel sink with chrome mixer tap, built in Hotpoint dish washer, built in microwave and wine fridge, fitted drawer, tall modern radiator, wood effect tiled floor, painted walls, uPVC double glazed window to side, range of modern base and drawer units with granite work tops, tiled splash backs, inset Smeg 5 ring gas hob with drawers beneath, stainless steel cooker hood above, range of tall storage units with space for American style fridge/freezer, further range of units with fitted 2 AEG ovens, power points, panelled door to laundry/utility room.

## LAUNDRY/ UTILITY ROOM

11' 6" max x 9' 10" (3.52m x 3.00m) Spot lights, wood effect tiled floor, space for several white goods and plumbing for 2 washing machines, range of wall and base units, marble effect work tops, inset stainless steel sink with chrome mixer tap, Worcester central heating boiler, power points,

uPVC double glazed back door, door to integral garage.

## FIRST FLOOR

Stairs and impressive landing. Coved ceiling and spotlights, loft access, uPVC double glazed window to front, radiator, power points, storage cupboard with electric light and shelves, carpet, panelled doors off to all rooms.

## MASTER BEDROOM

15' 4" x 15' 4" (4.69m x 4.69m) Spotlights, power points, uPVC double glazed window to side/rear, uPVC double glazed window to front, carpet, panelled doors off to dressing area and en-suite shower room.

## DRESSING ROOM

Spot lights, Velux window, uPVC double glazed window to front, double radiator, power points, carpet, storage units with hanging rails, drawers and shelves.

## ENSUITE

Spotlights, Velux window, fully tiled walls and floor, tall chrome radiator/towel rail, walk-in enclosed shower cubicle, chrome shower with rain forest head, wc with push button

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flush, large sink with chrome mixer tap set into vanity unit with drawers beneath, wall mounted illuminated mirror.

#### **BEDROOM TWO**

16' 4" max x 10' 9" max (5.0m x 3.3m)  
Coved ceiling, two single light pendants, uPVC double glazed window to rear garden, radiator, power points, range of wardrobes with sliding door fronts, hanging rails, shelves and drawer units, panelled door to ensuite shower room.

#### **ENSUITE**

Painted ceiling, spot lights (one with vent), shower enclosure with glazed door and chrome shower, low level wc with push button flush, pedestal wash hand basin with chrome mixer tap, tall chrome towel rail/radiator, tiled walls and floor, uPVC double glazed window in obscure glass.

#### **BEDROOM THREE**

13' 3" max x 9' 10" (4.04m x 3.00m)  
Coved ceiling, single light pendant, carpet, power points, radiator, uPVC double glazed window to rear, double wardrobes with sliding doors, hanging rails, shelves and built in drawers

#### **BEDROOM FOUR**

10' 7" x 10' 5" (3.24m x 3.20m) Coved ceiling and single light pendant, carpet, large double wardrobe with hanging rail and shelves, power points, uPVC double glazed window to rear, radiator, carpet.

#### **BEDROOM FIVE**

9' 5" x 7' 10" (2.88m x 2.40m) Coved ceiling and single light pendant, radiator, uPVC double glazed window to front, power points, carpet, range of double wardrobes with hanging rails and shelves and sliding door fronts.

#### **FAMILY BATHROOM**

Spotlights, fully tiled walls, three piece white suite comprising panelled bath with chrome mixer tap and chrome shower over, low level wc with push button flush, wash hand basin with chrome mixer tap set into work top, chrome towel rail/radiator, uPVC double glazed window in obscure glass, tiled floor, small built in cupboard wall mounted mirror.

#### **OUTSIDE**

**FRONT-** Ample driveway parking leading to double-width garage, pathway around property with wooden gates leading to rear garden, outside meters.

**REAR-** Professionally re-landscaped rear garden with extensive paved terrace with inset border, terraced steps down to lawn, borders with plants and shrubs, fencing, side access to front, brick built boundary walls, outside power points and water tap, outside lights. To the rear boundary is the brook and open protected woodland beyond

**GARAGE-** Electric, remote controlled door, access to the house via a door leading to the laundry/utility room, uPVC double glazed door to side/rear, power and light (17' 1" Max x 17' 11" Max) or (5.20m Max x 5.46m Max)



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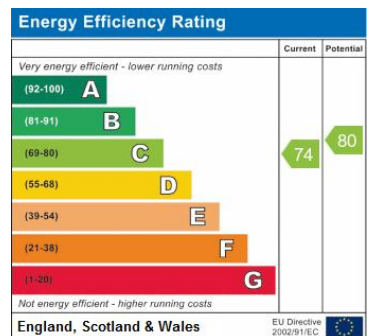
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# FLOORPLANS



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