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Directions

Travelling east along Station Road away from Llanishen village, cross over the Park'n'Ride railway, taking the next left into Mill Road. At the end of Mill Road, turn right onto Cherry Orchard Road with an immediate left into Craig Road followed by the next left into Cardinal Drive and the subject property can be found immediately on the left hand side.

Tenure: Freehold (Vendors Solicitor to confirm)

Ref: JP/CYS220329

Council Tax Band: G (2022)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.

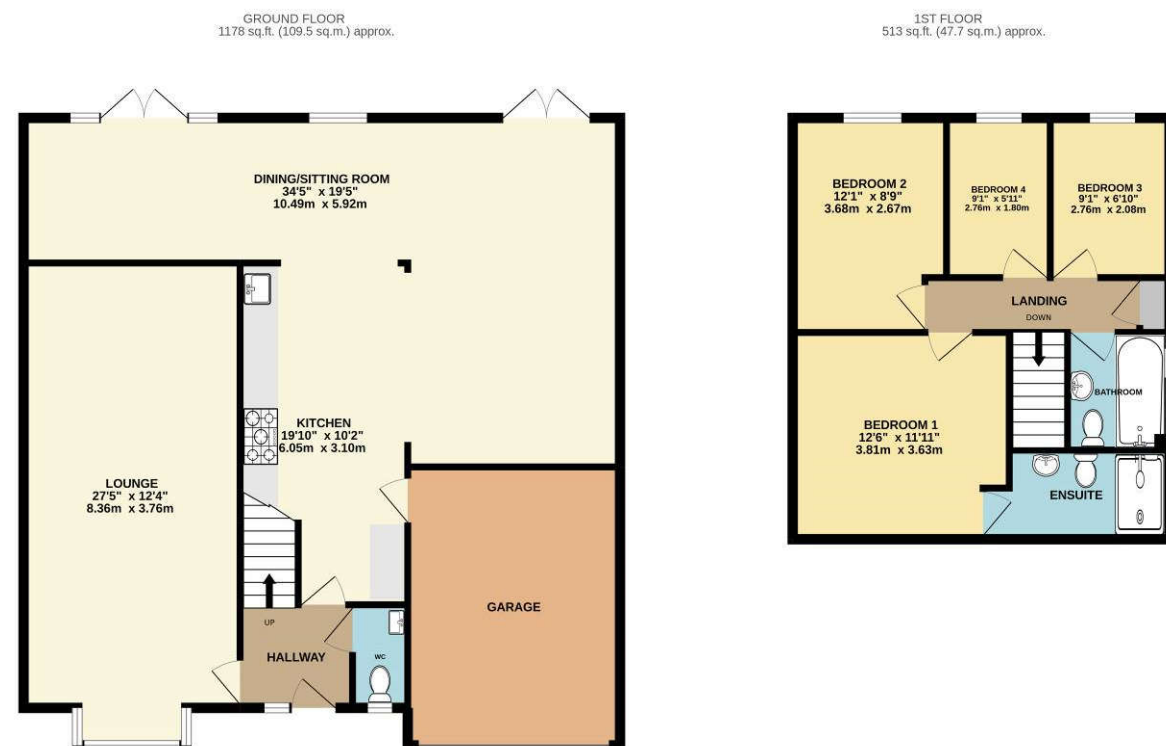
Viewers Material Information:

1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.

2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from The Mortgage Advice Bureau, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.

3) Viewers should be aware that a culvert runs under the grounds to the left hand side of the property and therefore, this area cannot be built on. Please refer to the Estate Agent for further details.

7 Cardinal Drive, Lisvane, Cardiff. CF14 0GD



TOTAL FLOOR AREA: 1691 sq. ft. (157.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A modern and largely extended detached property sat on a very large plot of 0.26 of an acre, set in a cul-de-sac and within the sleepy north Cardiff suburb of Lisvane and in the school catchment for Lisvane Primary School just a short walk to Cefn Onn Park. Entrance hall, cloakroom/WC, 27ft lounge/cinema room, kitchen opening into a large open-plan sitting room, dining room and snug area with two sets of French doors leading to the rear garden, 4 bedrooms, beautifully refurbished en-suite shower room and a family bathroom. uPVC double glazed windows and doors, gas central heating, air conditioning units, fitted oven/hob and hood, integrated dishwasher, fridge and freezer. Outside is a wide open plan garden to the front with triple width parking, integral garage, a very large enclosed rear garden with large sections laid to lawn and having a further section perfect for growing-your-own with 37ft garden store and large poly tunnel with a variety of fruit trees and plants. NO CHAIN. EPC Rating: C.

Asking Price: £599,000



Entrance Hall

Approached via a uPVC double glazed entrance door with side screen, panelled radiator, easy rising staircase to first floor landing.

Cloakroom/WC

A modern white suite comprising of a close coupled push-button WC, space saving sunken wash hand basin with storage beneath, quality floor-to-ceiling wall tiling, heated chrome towel rail, porcelain floor tiling.



Lounge 27'5" (8.36m) x 12'4" (3.76m) overall

Currently a purpose-built cinema room with bay window overlooking the front drive, garden and cul-de-sac, quality engineered wood flooring, flush floor sunken plug sockets, telephone point, various cabling for media and projector devices, spotlights with dimmer switches, bespoke concealed skirting board heating.



Kitchen Area 19'10" (6.05m) x 10'2" (3.1m)

A modern maple-style kitchen appointed along two sides comprising of eye level units and base units, with black granite worktops over, a seven burner gas Range style cooker with multiple ovens below and wide cooker hood above, inset sink with swan neck mixer tap and grooved drainer with pull-out shower hose, integrated dishwasher, integral fridge, integrated freezer, cloakroom cupboard with hanging rail and shelving, tile effect laminate flooring, ceiling spotlights with dimmer switches, opening into the remaining living space, door to integral garage.

Open Plan Living and Dining Area 34'5" (10.49m) x 19'5" (5.92m) L-Shaped

A vaulted ceiling with two sets of French doors opening onto the glorious rear garden, quality engineered wood flooring, various TV points with ceiling spotlights and dimmer switches, two air conditioning units.

First Floor Landing

Doors to bedrooms and bathroom, loft access, airing cupboard housing the gas central heating boiler with shelving.



Bedroom 1 12'6" (3.81m) x 11'11" (3.63m)

Overlooking the quiet front garden, driveway and quiet cul-de-sac, panelled radiator, laminate flooring, air conditioning unit, door to . . .



En-Suite Shower Room

A beautifully refurbished suite comprising of a walk-in wet area with large curved glazed shower screen, Mira thermostatic controls and quality wall tiling, a close coupled push-button WC with concealed cistern, a sleek contemporary wash hand basin with wall mounted taps, heated towel rail, matching floor tiling and mirrored cabinet with light.



Bedroom 2 12'1" (3.68m) x 8'9" (2.67m)

Overlooking the expansive large rear garden, radiator, laminate flooring.

Bedroom 3 9'1" (2.77m) x 6'10" (2.08m)

Overlooking the large expansive rear garden, laminate flooring, panelled radiator.

Bedroom 4 9'1" (2.77m) x 5'11" (1.8m)

Panelled radiator, telephone point, laminate flooring, overlooking the rear garden.



Bathroom

A modern white suite comprising twin grip panelled bath with shower mixer taps, comprehensive ceramic wall tiling, close coupled push-button WC, half-sunken wash hand basin with storage beneath, vanity cupboard with mirrored door, lighting and shaver point, chrome heated towel rail, ceramic floor tiling.

Outside Front

A very wide open-plan space with a keyblock single drive to a large integral garage, further double width keyblock area with a further section laid to lawn with dividing wall and double gates giving access to the expansive rear garden, tiled entrance covered porch with courtesy coach light.

Garage

A wide garage with remote electric up-and-over door, power points and lighting, small loft hatch.



Rear Garden

A large expanse of space with an initial paved patio area leading onto a large lawn with small retaining wall and steps to a further lawned area, sweeping around to the side of the property with large patio and finally steps down to a further garden section currently set up as a large vegetable patch, housing a large poly tunnel with white and red grapevines. A further large brick built garden store with double glazed windows and double doors measuring 37'0" (11.28m) long x 11'0" (3.35m) wide with an internal stud wall and door offering two sections with power and lighting. An abundance of plants, trees and shrubbery (blackcurrant, redcurrant, blackberry, fig, raspberry bushes) with irrigation system (currently disconnected), fruit trees including plum, apple and pear, two oak trees to the rear boundary with Tree Preservation Orders, outside lighting, outside water tap.