

THE WOODLANDS

LISVANE, CARDIFF, CF14 0SW - FREEHOLD





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JeffreyRoss are proud to bring to the market this impressive 5 double bedroom detached family home set over approximately 3,000 Sqft. The property briefly comprises entrance hallway, downstairs WC, formal dining room, study and open plan kitchen / living room with double doors leading to the sitting room and doors to the utility room and garden. To the first floor is a stunning master bedroom with vaulted ceilings, dressing area, ensuite and balcony. Upstairs further benefits gallery landing leading to the front balcony and four further double bedrooms and family bathroom. Outside boast an immaculate and private West facing garden with mature boarders and heated swimming pool. To the front are two driveways and large detached garage.

Location

The Woodlands is a unique cul-de-sac location of only 5 detached properties set off Heol-y-Delyn that backs onto protected woods. This property is walking distance to the local amenities of Lisvane Village and a short Walk to Lisvane Train station.

Take a look around our interactive walk through, and make an enquiry to instantly book your viewing time.

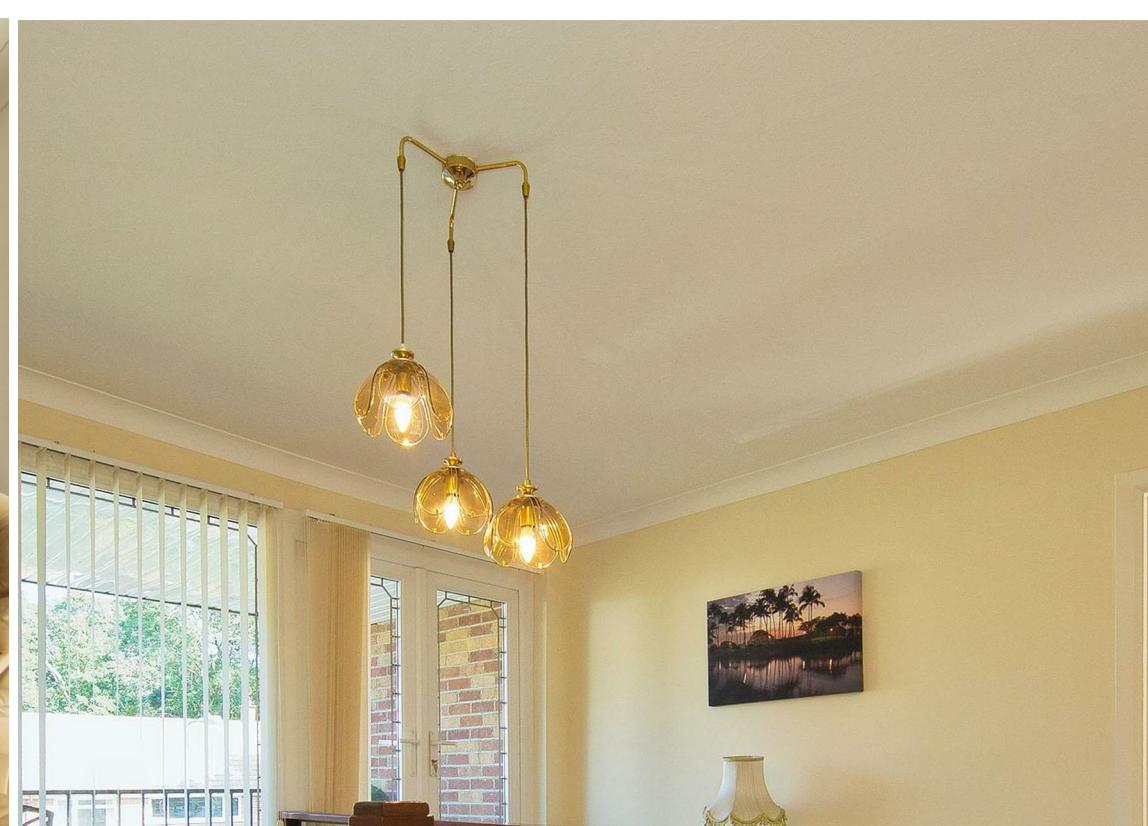
EPC Rating: C

3000.00 sq ft

GUIDE PRICE £975,000 - FREEHOLD



The DOG AND HIS
Housekeeping
STAFF LIVE HERE

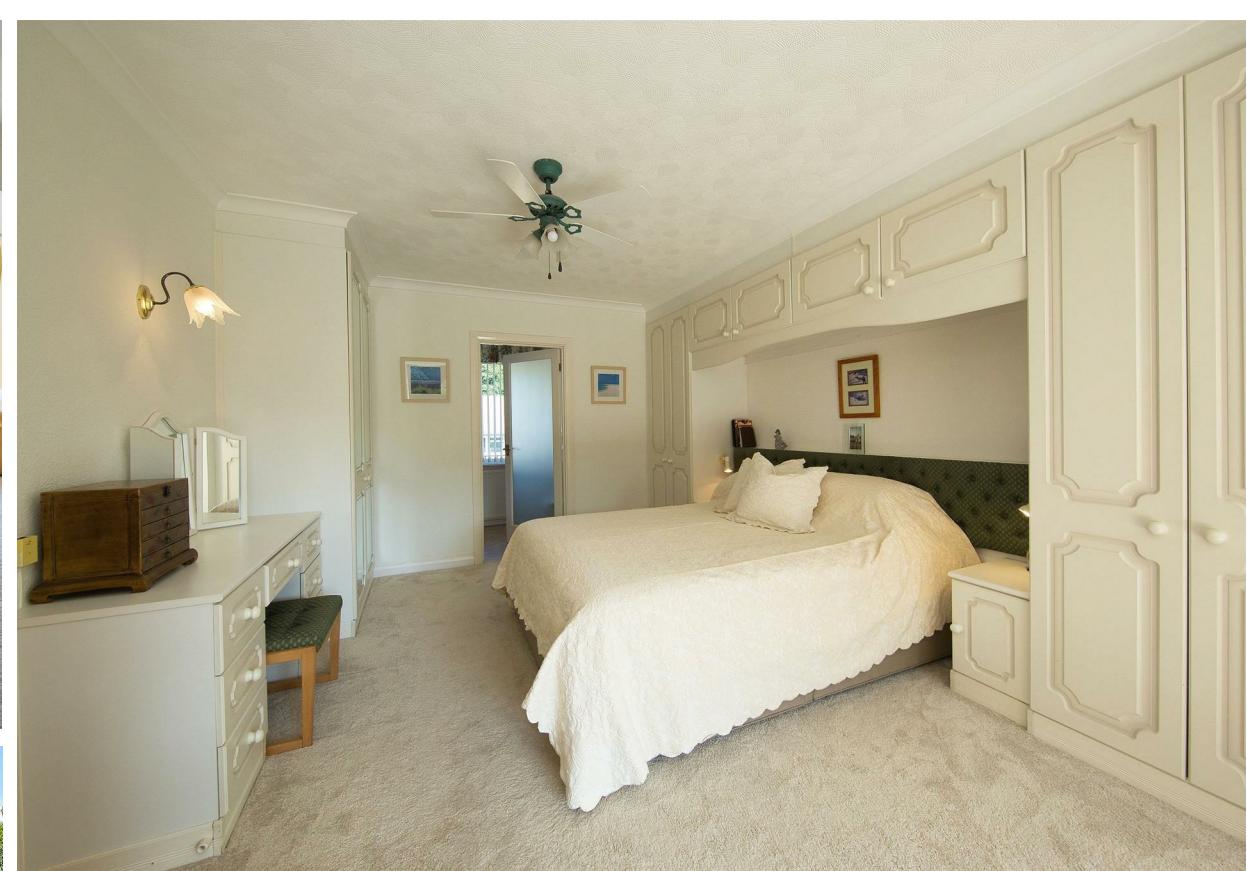
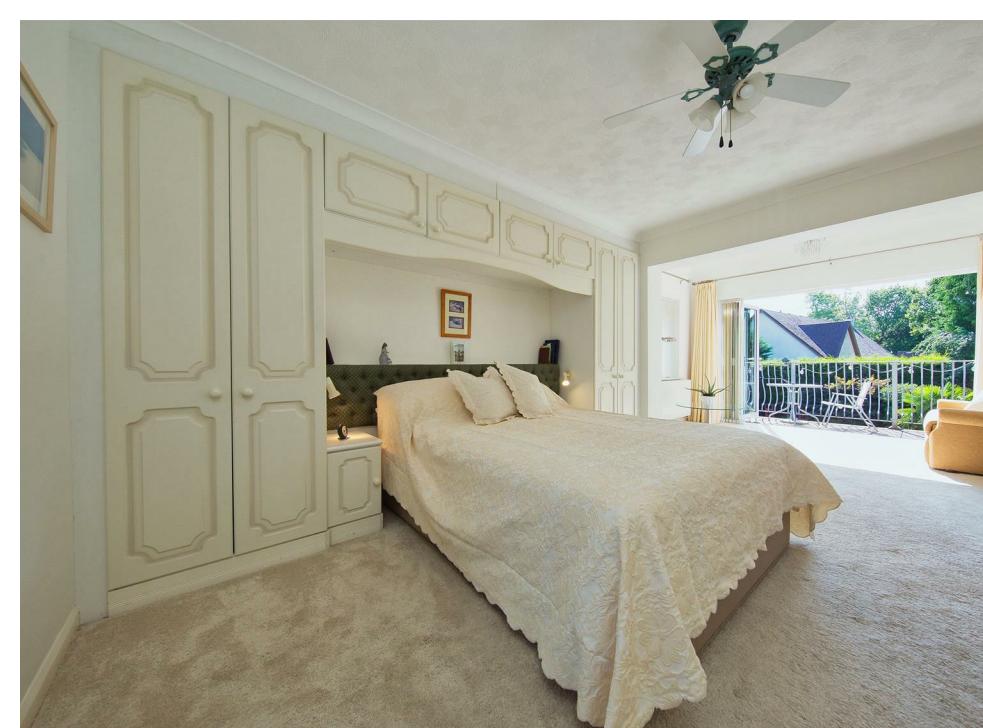
















**Entrance Hallway**

3.51m x 5.16m (widest points) (11'6" x 16'11" (widest points))

WC**Sitting Room**

3.65m x 5.81m (11'11" x 19'0")

Dining Room

3.31m x 4.14m (10'10" x 13'6")

Study

2.55m x 5.21m (8'4" x 17'1")

Open Plan Living

7.32m x 4.58m (24'0" x 15'0")

Kitchen Area

3.45m x 5.72m (11'3" x 18'9")

Utility Room

2.59m x 4.60m (8'5" x 15'1")

To the first floor

8.08m x 3.65m widest point (26'6" x 11'11" widest point)

Balcony

3.65m x 1.47m (11'11" x 4'9")

Master Bedroom

6.53m x 3.66m (21'5" x 12'0")

Ensuite

3.66m x 1.47m (12'0" x 4'9")

Balcony

3.66m x 2.33m (12'0" x 7'7")

Bi - folding doors off the master suite**Bedroom Two**

3.36m x 4.60m (11'0" x 15'1")

Bedroom Three

3.47m x 4.60m (11'4" x 15'1")

Bedroom Four

3.44m x 4.16m (11'3" x 13'7")

Bathroom

2.59m x 3.33m (8'5" x 10'11")

Bedroom Five

2.60m x 3.90m (8'6" x 12'9")

Garden

Large and private West facing Garden, fenced and shrub borders, large patio area, Access to large garage and shed housing swimming pool system.

Swimming Pool

Heated swimming pool that benefits a retractable cover and is extremely well insulated to prevent heat loss.

**Tenure**

We are informed by the owners that the property is Freehold, this is to be confirmed by your legal advisor.

To the front

Driveway parking for several cars

Council tax

Band - H

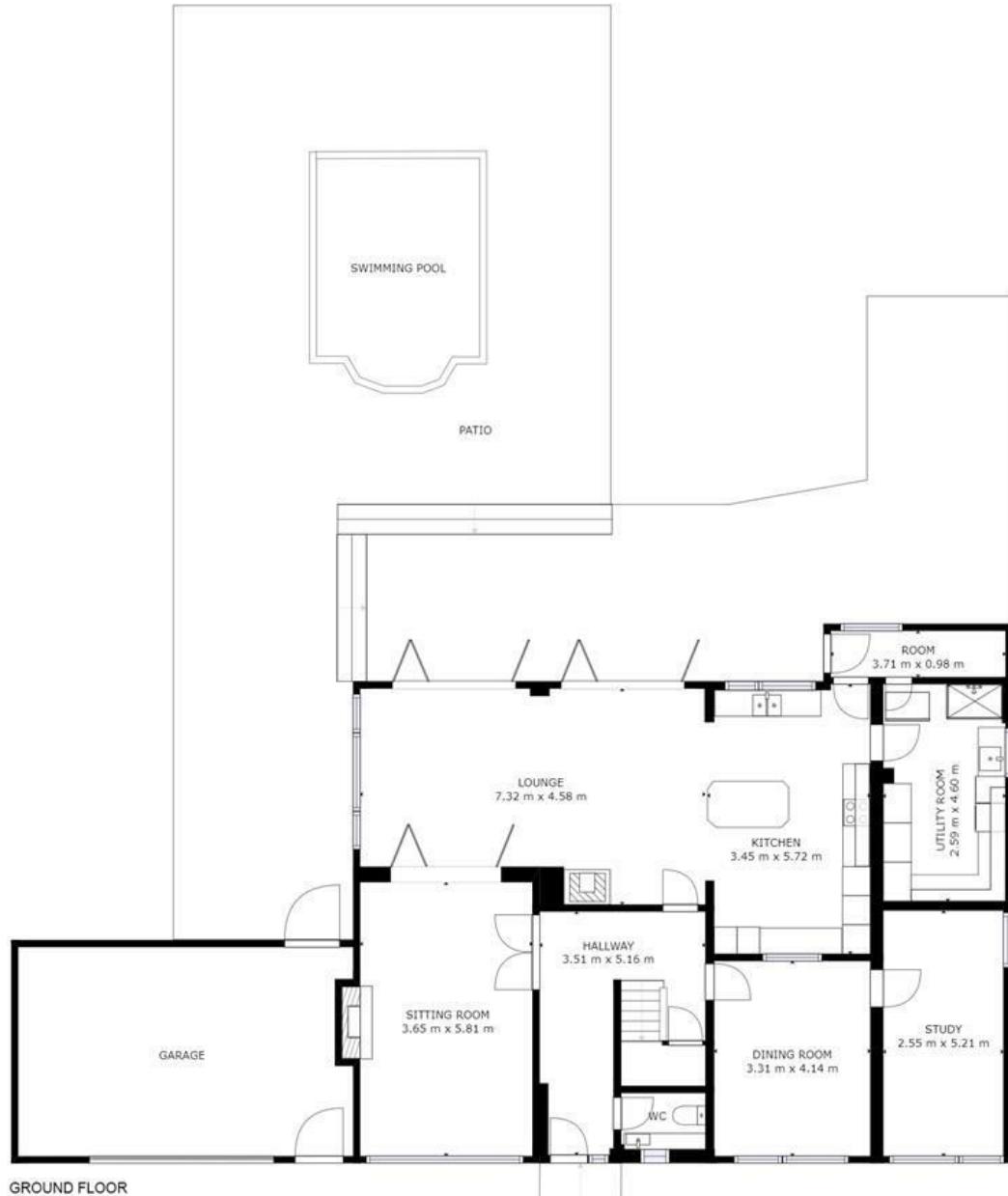
Garage

Large detached double garage

Additional information

Sizeable corner plot that offers plenty of potential. Extended by current owners to create the master suite. East and west facing balconies 3,000 Sqft including balconies New boiler - approx 2 years old. Impressive loft space for storage or further expansion.





GROSS INTERNAL AREA
FLOOR 1: 140 m², FLOOR 2: 124 m²
TOTAL: 264 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

JeffreyRoss

www.jeffreyross.co.uk