

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



CHURCHILL CLOSE  
LISVANE



## Churchill Cl, Lisvane, CRF

Main Building: Total Interior Area 1705.62 sq ft



Ground Floor



1st Floor





Incredible potential to make this one of the best homes in Lisvane. The plot size and new design make this an exciting proposition for the area and next home owner.

Comments by - Mr Elliott Hooper-Nash



# CHURCHILL CLOSE

LISVANE, CF14 0EP - OFFERS OVER - £700,000



5 Bedroom(s)



3 Bathroom(s)



1947.56 sq ft

Nestled in the charming Churchill Close of Lisvane, Cardiff, this detached house, at the end of a quiet cul de sac, in a private location, set amidst approximately half an acre of grounds is this 5 double bedroom, 3 bathroom, detached residence in Lisvane. 1,948 sq ft floor plan.

The property offers wonderful opportunity to expand into its large grounds and is sold with planning approval for a 1200 square foot two storey extension which will provide, 3,200 sq ft of living space, 5 generous bedrooms, all with en-suite's, 3 spacious separate reception rooms and a vast open plan kitchen/dining/living area opening out to the large garden. make this an exciting proposition for the next owner.

With its; ample grounds and living space; desirable and private location and scope for expansion, this property is a rare find.

Situated on a generous 1/2 acre plot, the secluded location, private gardens and woodland surroundings provide a serene and picturesque setting.

## PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
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Director





**Entrance Hallway**

**Living Room**  
3.47m x 6.06m (11'4" x 19'10")

**Dining Room / Study**  
3.44m x 2.90m (11'3" x 9'6")

**WC**  
1.95m x 1.79m (6'4" x 5'10")

**Kitchen / Breakfast room**  
4.02m x 4.51m widest point (13'2" x 14'9" widest point)

**Utility Room**  
2.97m x 1.78m (9'8" x 5'10")

**To the first floor**

**Master Bedroom**  
5.07m x 4.53m (16'7" x 14'10" )

**Ensuite**  
2.50m x 1.68m (8'2" x 5'6")

**Bedroom Two**  
4.05m x 2.93m (13'3" x 9'7")

**Bedroom Three**  
4.04m x 2.27m (13'3" x 7'5")

**Bathroom**  
2.50m x 2.51m (8'2" x 8'2")

**Bedroom Four**  
3.51m x 2.48m (11'6" x 8'1")

**Bedroom Five**  
2.86m x 2.92m (9'4" x 9'6")

**Shower Room**  
1.37m x 1.45m (4'6 x 4'9)

**Garage**  
5.12m x 5.22m (16'9" x 17'1")

**Driveway**  
Private driveway leading to multiple parking spaces

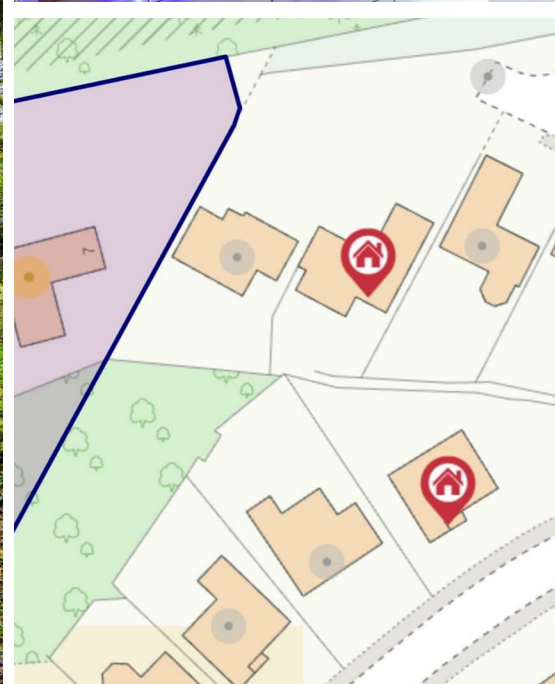
**Gardens**  
Set is approx 0.46 of an acre plot - large family garden with mature boarders backing onto woodland and your own stream

**Tenure**

**Council Tax**  
Band - G

**Planning Approved**  
24/01728/HSE - Planning approved for 2 storey side, front and rear extension

**Additional Information**



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 70      | 79        |

England & Wales EU Directive 2002/91/EC



## Churchill Close, Lisvane, Cardiff - PROPOSED LAYOUT

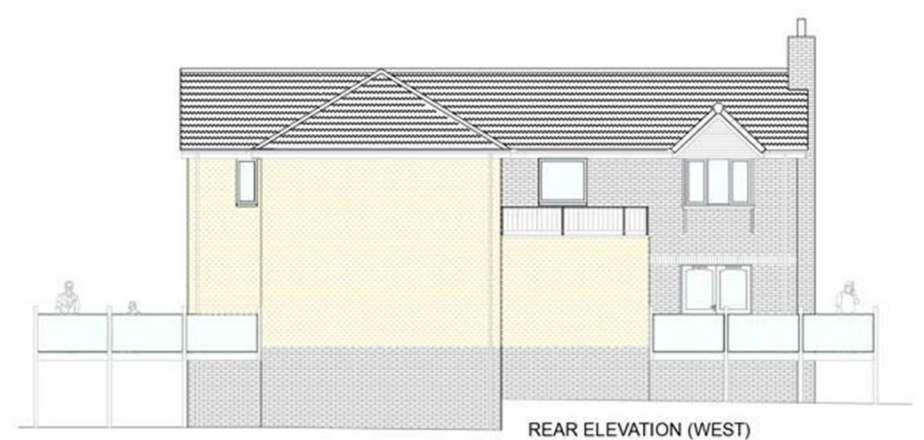
Total SQFT (inc Garage) -3,383 sqft



**Ground Floor**  
Exterior Area 1,928 sqft inc.garage



**1st Floor**  
Exterior Area 1,455 sqft



NEW PROPOSED ELEVATIONS



Proposed extension block plan

