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CARDIFF VALE CAERPHILLY BRISTOL



Church Road

LISVANE



Comments by Mr Max Tustin



Property Specialist

Mr Max Tustin

Sales Negotiator

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Comments by the Homeowner





Plot B - 1st Floor Plan



Plot B - 2nd Floor Plan



Plot B - Ground Floor Plan

Lozelles

LISVANE









Church Road

Lisvane, Cardiff, CF14 0TW

Asking Price

£339,950

2 Bedroom(s) 2 Bathroom(s) 904.00 sq ft



Contact our

Llanishen Branch

02920 499680

Modern first floor apartment offers very spacious accommodation, open plan living, kitchen and dining area, two double bedrooms, bathroom and storage in the hallway. Outside benefits one allocated space as well as visitors parking available.

As you step into this new build apartment, you are greeted by a bright and airy atmosphere, with 1 reception room offering a versatile space for entertaining or relaxing. The property features 2 bedrooms, providing ample space for a small family, guests, or a home office.

With 2 bathrooms, including one ensuite, convenience is key in this apartment. The allocated parking space ensures you always have a secure spot for your vehicle, while the lift access to all floors adds a touch of luxury to everyday living.

Whether you're enjoying the scenic views from the top floor or exploring the vibrant neighbourhood of Lisvane, this apartment offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this modern gem your new home!





Entrance hallway

Enter onto large entrance hallway with doors leading to the open plan living kitchen and dining room, both double bedrooms, family bathroom and storage cupboards. Smooth plastered walls and ceiling with recessed spotlights and intercom system. Luxury vinyl tile flooring

Open plan Living / Kitchen / Dining room 24'1" x 20'2" (7.36m x 6.16)

Impressive space for entertaining and dining that benefit double glazed french doors on the courtyard garden . Smooth plastered walls and ceiling with recessed spotlights, flooring continued from hallway. Recessed modern fitted kitchen and breakfast bar as well as plenty of room for a 6 seater dining table in the dining area. Sigma 3 fitted kitchen that benefits integrated electric oven and grill with electric hob and extractor over. Full height fridge freezer, dishwasher, washer dryer, stainless steel sink with mixer tap and drainer and wine fridge. Upvc double glazed window to the side aspect. Cupboard housing combi boiler. Luxury vinyl tile flooring

Bedroom One 16'6" x 11'8" widest point (5.04m x 3.58m widest point)

Impressive master suite that benefits walk in wardrobe and fully tiled en-suite. newly fitted carpets, smooth plastered walls and ceiling with recessed spotlights. Upvc double glazed bay window to the front aspect.

Dressing Room 6'1" x 6'3" (1.86m x 1.93m)

Walk in wardrobe that benefits hanging rails and shelving. smooth plastered walls and ceiling and newly fitted carpets.

Ensuite 6'2" x 6'3" (1.88m x 1.92m)

Fully tiled bathroom suite to included shower cubicle, low level WC and wash hand basin, extractor fan and towel radiator.

Bedroom Two 12'7" x 9'3" (3.84m x 2.83m)

Second double bedroom that benefits feature bay to the front aspect and recess space for fitted wardrobes. Newly fitted carpets and featured papered wall, Smooth plastered walls and ceiling.

Bathroom 6'10" x 6'4" (2.10m x 1.95m)

Fully tiled bathroom suite to included paneled bath with shower over, low level WC and wash hand basin, extractor fan and towel radiator.

Tenure

We are informed by our client that the apartment is Leasehold, this is to be confirmed by your legal advisor.

Service Charges

This block has an estimated service charge in the first year of £2,553.96 per annum to include ground rent, building insurance, grounds maintenance, window cleaning, lift maintenance and reserve. Full details are available on request.

Lease details

250 years lease from new.

Council Tax

Band F

Additonal Information

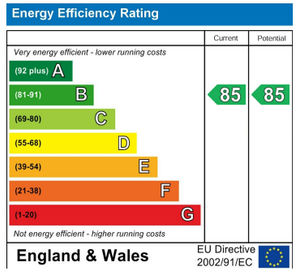
10 year BLP warranty
Sigma3 Kitchen
Bespoke bathrooms
Cassellie sanitary ware










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
85
85
England & Wales
EU Directive 2002/91/EC



