

**3 The Smithy Lisvane Road, Cardiff, CF14 0SG**  
**Offers Over £355,000**

Reduced For a Quick Sale with No Chain. Rarely available is this beautifully presented two bedroom semi-detached property, which is situated on Lisvane Road, one of the most desired areas of Cardiff and an opulent suburb of the City. The property briefly comprises of hallway, cloakroom, 23ft lounge/ modern fitted kitchen/ diner, 2 Double Bedrooms, main with dressing room, en suite and family bathroom. The front of the property offers an exclusive front garden with gate and side access, driveway with parking for two cars. The nearest railway station is Llanishen, providing direct services to Cardiff Central Station. Llanishen Reservoir and Llanishen Golf Club are located nearby in addition to shops and eateries, Lisvane village is within walking distance.

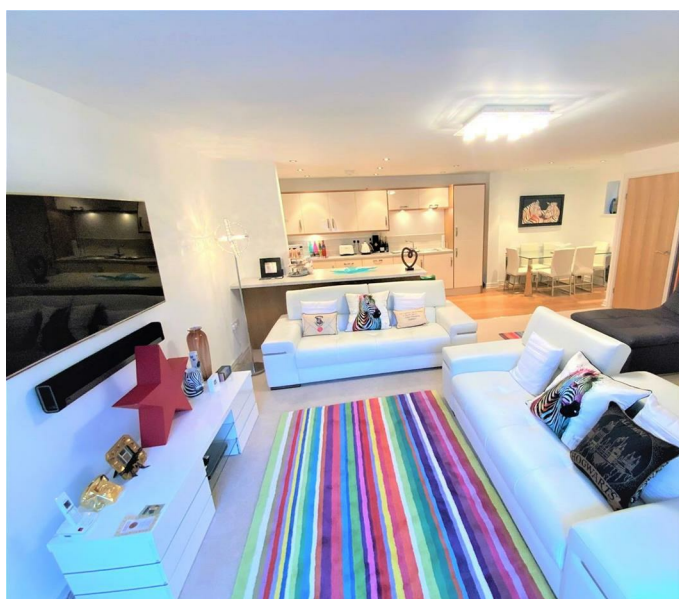
### Entrance

Entrance Hall, Enter via uPVC door with obscure glass panel inset, fitted coir matt, carpeted hallway, radiator, wall mounted alarm system and power points with doors leading to cloakroom, lounge/kitchen/diner and stairs to first floor;

### Downstairs Cloakroom

Low level w/c wash hand basin with chrome mixer tap, uPVC obscure window to front elevation, radiator, tiled flooring, extractor, and power points.

### Lounge 23'1" x 21'9" (7.06 x 6.65)



A fabulous open plan area with bay window to front elevation, under stairs storage, carpeted, ambient mood lighting, power points and radiator.

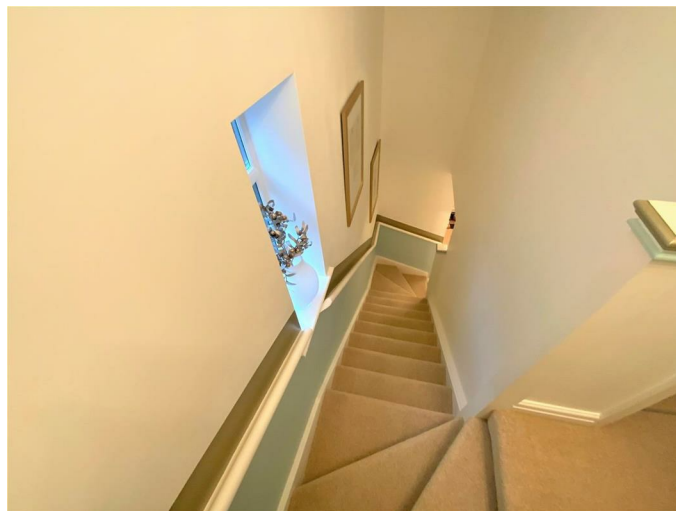
### Kitchen

Lovely sized modern fitted kitchen with wall and base units and breakfast area with integrated appliances to include gas oven hob and hood, dishwasher, fridge and freezer, washer/dryer, partly tiled with under cupboard lighting, spotlights, wood flooring and ample room for dining;

### Dining room

Dining Area Ample room for dining table and chairs, window to side elevation, wood flooring, power points spotlights and radiator.

### Stairs to First Floor



Tastefully decorated, carpeted, obscure uPVC window to side elevation.

### Doors to all first-floor rooms;

### Main Bedroom 14'6" x 8'11" (4.44 x 2.74)

uPVC window to front elevation, bespoke built in drawer units, access to attic with pull down ladder, power points, radiator, door to walk in dressing room

### Dressing Room 8'11" x 6'9" (2.74 x 2.08 )

Walk in dressing room with bespoke shelves and shoe storage boxes and cabinets, carpeted floor, power points and door leading to en suite shower room

### En Suite

Low level w/c with built in vanity area, and wash hand basin, light up mounted mirror, walk in shower with folding screen, wall mounted shower, fully tiled with tiled flooring and spotlights. Velux sky light, radiator.

### Bedroom Two 15'10" x 12'4" (4.85 x 3.76)



uPVC window to front elevation, built in bespoke wardrobes, carpeted, radiator and power points.

## Bathroom



Lovely sized bathroom with fitted bath, low level w/c, wash hand basin, fitted wall hung chrome towel rail, wall hung light up mirror, tiled walls,

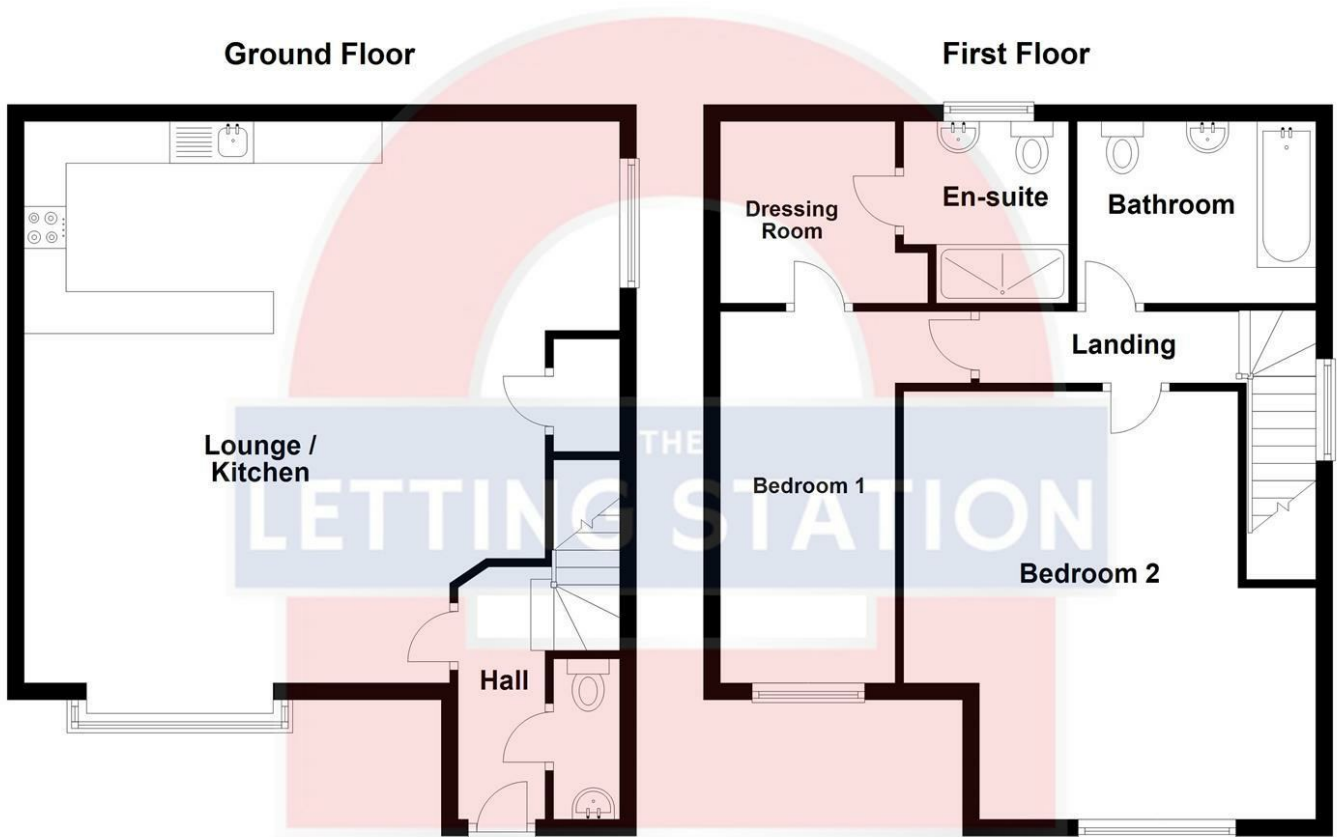
## Front / Rear of Property



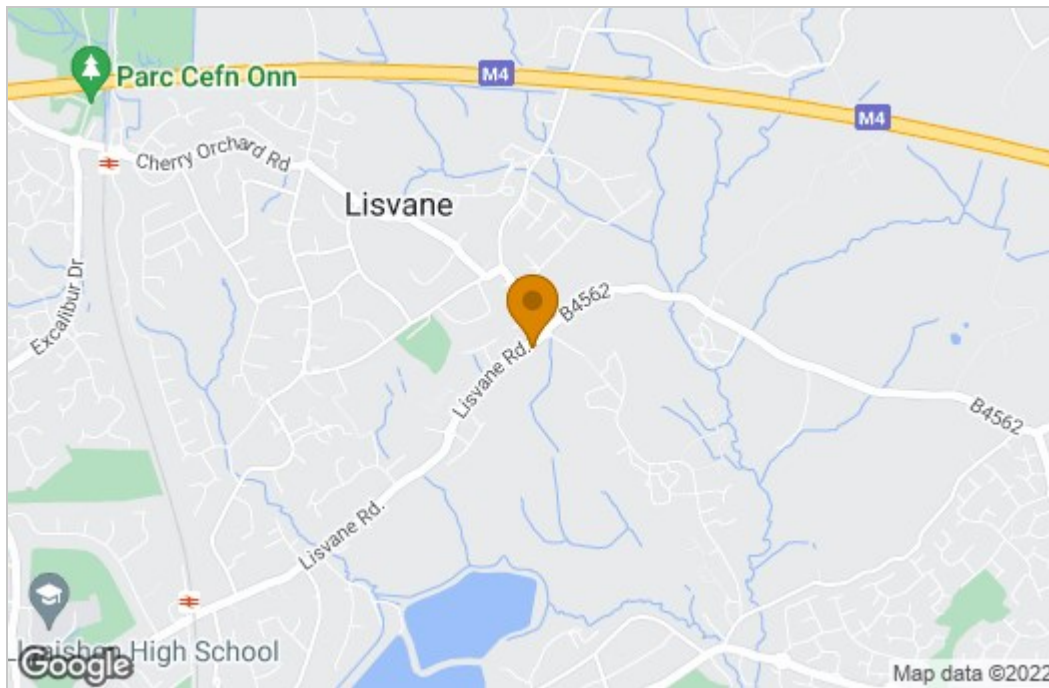
The front of the property offers an exclusive courtyard area with gate entrance and enclosed wall to front, path leading to front entrance, artificial grass area, borders with shrubs and decorative palm tree. Outside locked storage area, side access. Driveway, parking for two cars. There is no rear garden to this property

Under the Estate Agent Act 1979, section 21 we confirm that we have an interest in relation to this Property

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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