



Edwards & Co
property sales & lettings

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Lisvane Road,
,
Lisvane.
CF14 0SF.

Guide Price: £700,000



- Three bedroom detached home in prime location within Lisvane.
- Three spacious reception rooms
- Well connected to the local amenities and transport links.
- Three generous size double bedrooms
- Potential to extend and develop
- Excellent location close to all local amenities
- Large Driveway for multiple cars
- Large substantial front and rear gardens
- Large boarded attic that covers most of the footprint of the property



Ref: PRA53273

Viewing Instructions: Strictly By Appointment Only

General Description

Spacious three bedroom detached family home in Lisvane with substantial plot Edwards & Co are delighted to offer for sale this large three bedroom property in the sought after location of Lisvane. This property boasts generous living accommodation including three reception rooms, three good size bedrooms, family bathroom and additional WC. This property holds traditional features throughout and is also accompanied with an incredible large rear garden, garage and driveway. POTENTIAL TO EXTEND!

Accommodation



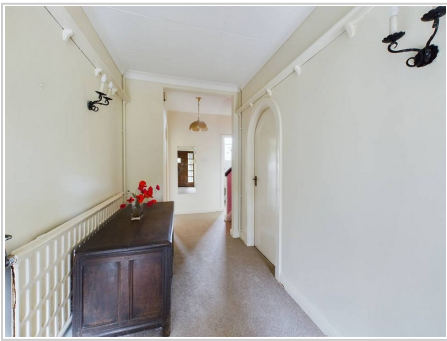
Front & Entrance

Large driveway with steps to entrance, lawn area, side access to rear garden, mature bush boundary.



Porch

Wooden Front door, tiled floor, brick archway to front door.



Entrance Hallway

Carpet, coving, radiator, wall lights, single light pendant, doors to all rooms.



Principal Reception Room

Carpet, alcoves to chimney breast, gas fire with marble affect tile surround, shelving to alcoves , three windows to front aspect, wall lights,coving, radiator, door to second reception area.



Reception Area

Carpet, alcoves to chimney breast, gas fire with marble affect tile surround, shelving to alcoves , three windows to front aspect, wall lights,coving, radiator, door to second reception area.



Second Reception Room

Carpet,coving,wall lights,stone fire place ,electric fire, single glazed window to side aspect,french doors to dining room.



Additional Picture

Description to follow below



Dining Room

Aluminium single glazed window to rear aspect, wood effect tiled floor, coving,aluminium sliding door to rear garden , single light pendant , radiator.



Kitchen

Aluminium window to rear aspect,laminate flooring, a range of base and wall mounted wooden cabinets with wood effect countertops, inset sink with draining board , electric four ring hob, gas oven, space for white goods,aluminium window to side aspect, PVC door to rear garden, electric heater, strange cupboard.



Kitchen Second Angle



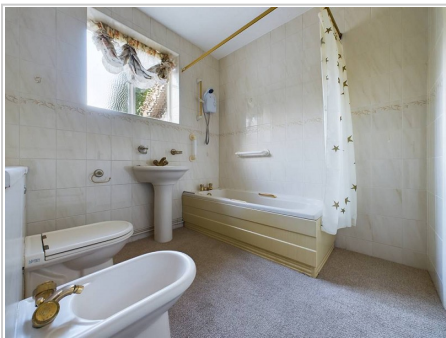
WC

Carpet, tiled walls, WC, wash hand basin, wooden framed window with obscure glass to rear aspect, single light pendant.



Bedroom 1

Carpet, single light pendant, wall lights, radiator, built in wardrobes, wooden framed single glazed windows to front aspect



Bathroom

Carpet, tiled walls, single light pendant, wooden frames window with obscure glass to rear aspect , WC, wash hand basin, bidet, bath unit with overhead shower, airing cupboard with radiator.



Bedroom 2

Carpet, single light pendant, wooden single glazed window to side aspect, radiator.



Bedroom 3

Wooden framed single glazed window to front aspect, carpet, radiator, single light pendant, was hand basin, door to loft storage.



Rear Garden

Patio area, very large lawn area with mature trees, shrubs and bushes, mature bush boundary.

Rear Garden 1

Rear Garden 3

Garage

Wooden double garage door, side access to rear garden

Additional Picture 2

Services

Mains electricity, mains water, mains gas, mains drainage

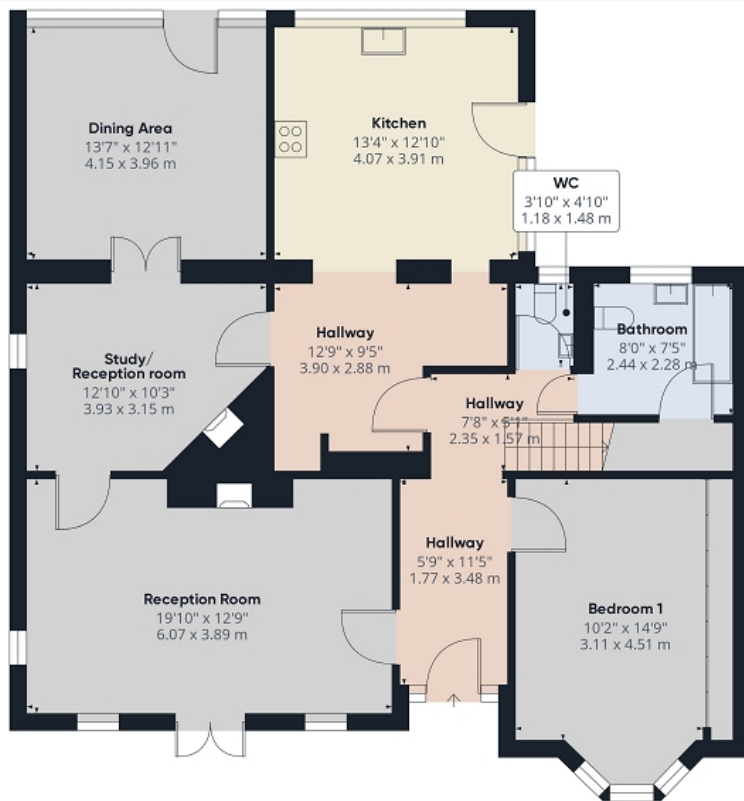
EPC Rating:33

Tenure

We are informed that the tenure is Freehold

Council Tax

Band H



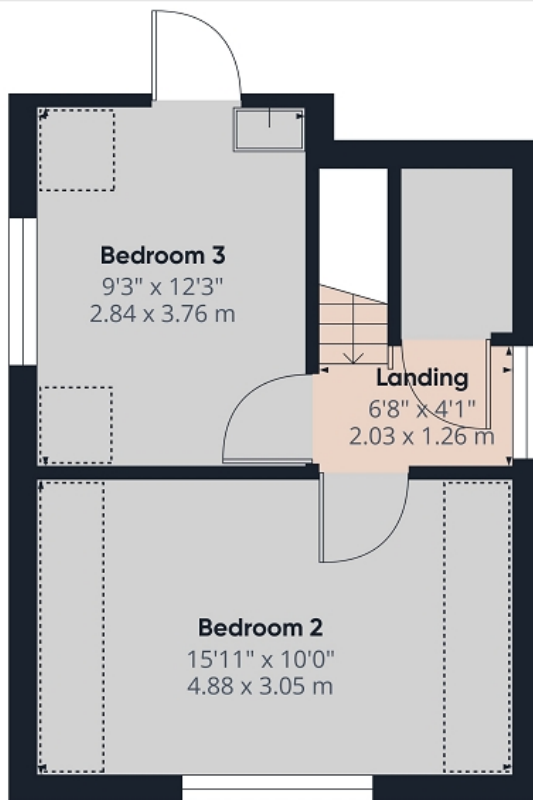
Ground Floor

Approximate total area¹⁾
1240.6 ft²
115.26 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area¹⁾
325.89 ft²
30.28 m²

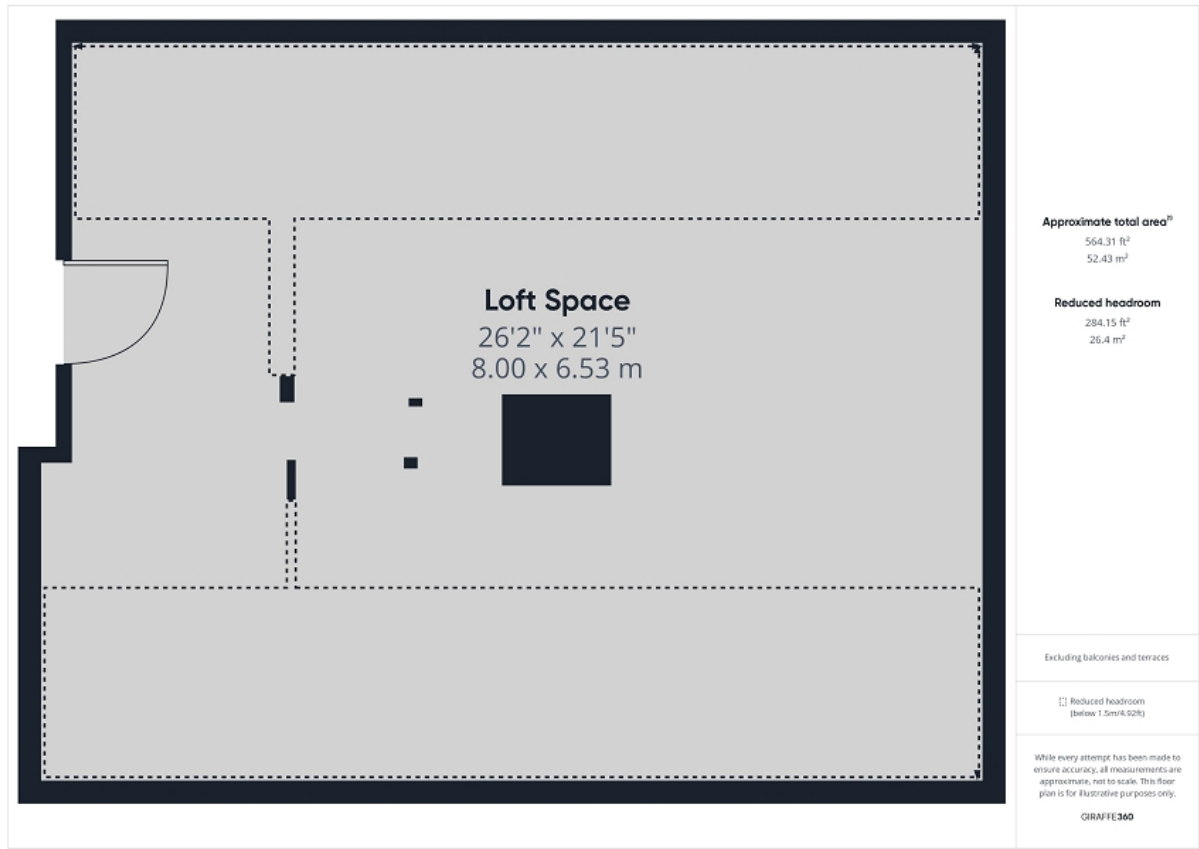
Reduced headroom
57.08 ft²
5.3 m²

Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.