



**Edwards & Co**  
property sales & lettings

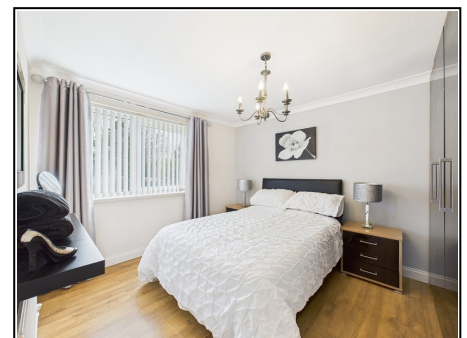
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA  
02920 616200 | sales@edwardsandco.co.uk

Llwyn Y Pia Road  
Lisvane  
Cardiff  
CF14

Guide price £685,000



- Stylish and spacious 4 double bedroom detached home
- Open-plan principal reception room/dining room
- Additional family room/tv room
- Impressive kitchen/breakfast room
- Superb family bathroom + ground floor w/c
- Attached garage with utility room to rear
- Private and enclosed rear and side gardens + paved terrace
- Deep fronted garden and lengthy driveway to front
- NOT TO BE MISSED



Ref: PRA53599

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Simply stunning 'show-home' quality 4 double bedroom detached family-sized home on large plot\* Edwards and Co are delighted to offer for sale this beautifully presented and very spacious house located in one of Cardiff's most desirable areas. Early viewing's are strongly recommended.

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### Driveway

Lengthy block paved driveway sufficient for the parking of multiple vehicles. Entrance to garage, access to rear and side garden.

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### Front Garden

Comprising of 2 large lawn areas adjacent to driveway, planted borders, brick and mature hedgerow boundaries.

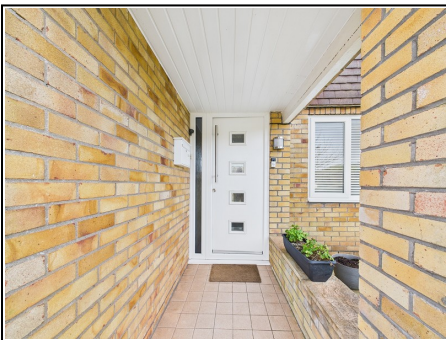
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### Garage/Utility Room

Semi-detached single garage with up and over garage door and with separate utility room and access door and window to the rear. Power and light, plumbed for utility appliances.

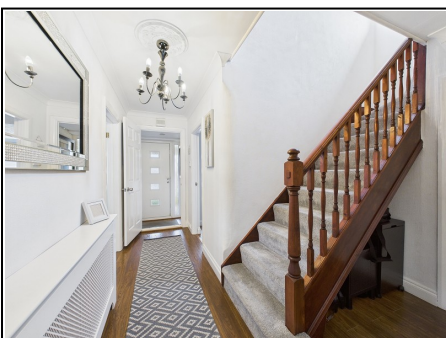
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### Covered Porch

Impressive covered storm porch providing access to the entrance hallway.

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### Entrance Hallway

The outer porch area opens into the bright and inviting entrance hallway with access doors to the family room, lounge/dining room, ground floor w/c and kitchen/breakfast room. Carpeted stairs lead up to the first floor.

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## Family Room

A spacious yet 'cosy' family snug/home office, modern decor, large window to front aspect.



## Lounge/Dining Room

A superb, open plan, dual aspect lounge and dining area providing adequate space for both dining and seating areas. Upvc window overlooks the front aspect from the lounge area and patio doors open to the terrace from the dining area.



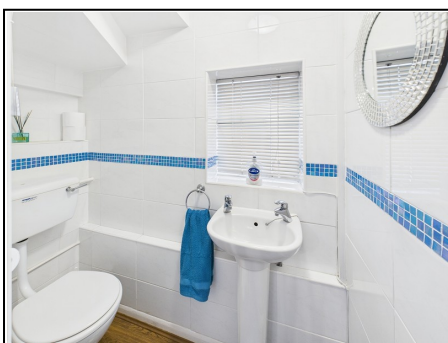
## Lounge Area

As described.



## Dining Area

As described.



## Ground Floor WC

Modern ground floor facility with close coupled w/c and wash hand basin and brightly tiled walls. Upvc window to side aspect.



## Kitchen and breakfast room

An incredibly stylish and spacious Wren kitchen/breakfast room comprising of a range of high gloss wall and pan drawer units, white Quartz work surface and up-stands, inset sink and mixer tap with etched drainer, uPVC window overlooking the rear garden. Range cooker with glass splash-back and chrome cooker hood. Integrated fridge freezer, dishwasher, bin drawer, cupboard housing combination boiler. Breakfast bar with seating and storage. Down-lighters, pendant light fitting, doors to side and rear patio, ceramic tiled floor. Door to side terrace.



## First Floor Landing

Brightly decorated and carpeted landing area providing access to all first floor room. Drop down loft hatch with loft ladder to large loft space. Upvc window to side aspect.



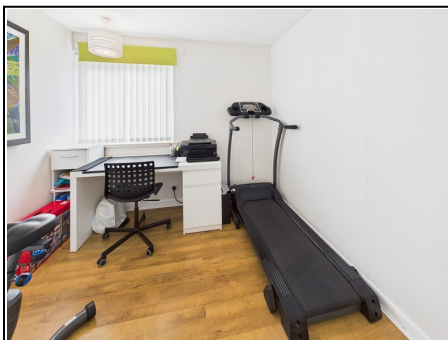
## Family Bathroom

A superb and stylish family bathroom space with a modern touch. White three bedroom suite and tiled walls. Window with uPVC and obscured glazing to rear aspect.



## Bedroom 3

A spacious double bedroom with large uPVC window to front aspect. Floor to ceiling mirrored wardrobe with sliding doors, modern decor.



## Bedroom 4

Another excellent size, albeit slightly smaller bedroom, currently used as a home office/gym. Upvc window to rear aspect, modern decor.



## Bedroom 2

A beautifully decorated and sizeable double bedroom with uPVC window to rear aspect. Modern decor and fitted wardrobes.

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## Bedroom 1

A spacious, bright and airy double bedroom, this time with a large uPVC window overlooking the front aspect. Bright, modern decor.

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## Rear Garden

A very sizeable, two-tiered, private and enclosed outside space to the rear comprising of large lawn area and paved terrace and side garden.

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## Paved Terrace

Sizeable paved outside entertaining space looking towards the rear garden with Sliding patio doors opening to dining area.

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## Side Garden

A separate and very private side garden space with paved boundary. Access door to front driveway. Brick and fence boundaries.

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## Agents Opinion

This is truly one of the most eye-catching properties along this highly desirable road in the very heart of Lisvane. The home oozes the current owners style and taste with beautiful decor and fixtures and fittings throughout. Call us today to arrange your viewing.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:72

## Tenure

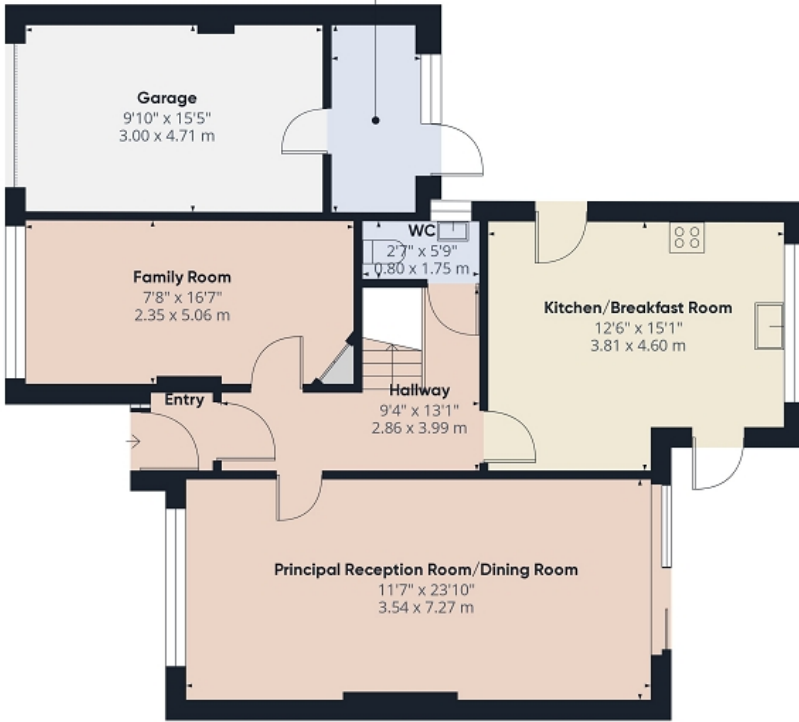
We are informed that the tenure is Freehold

## Council Tax

Band G

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Utility Room  
9'8" x 4'9"  
2.96 x 1.46 m



Ground Floor

Approximate total area<sup>(1)</sup>  
901.47 ft<sup>2</sup>  
83.75 m<sup>2</sup>

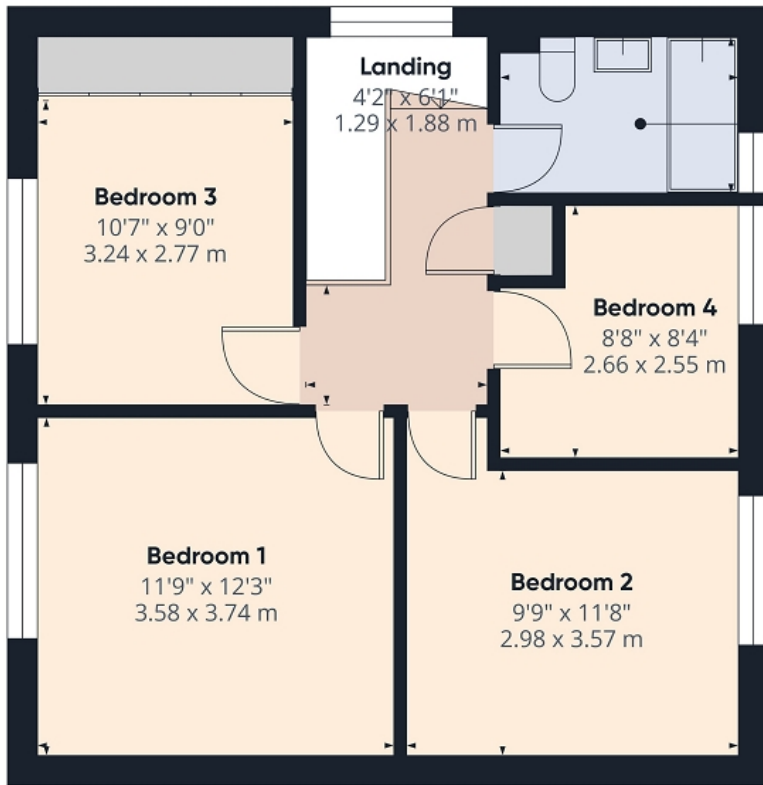
(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Family Bathroom  
5'7" x 8'3"  
1.72 x 2.53 m



Floor 1

Approximate total area<sup>(1)</sup>  
547.45 ft<sup>2</sup>  
50.86 m<sup>2</sup>

(1) Excluding balconies and terraces

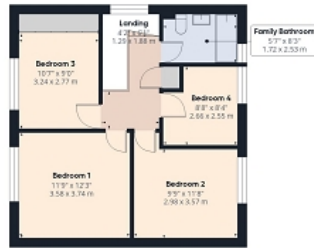
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1448.92 ft<sup>2</sup>  
134.61 m<sup>2</sup>

(1) Excluding balconies and terraces


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GRAFFI:300


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. 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Environmental Impact (CO<sub>2</sub>) Rating

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.