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An extended Georgian-style detached house, situated in a quiet and pleasant road.



29 Heol St Denys
Llanishen
Cardiff CF14 0RU

Accommodation Briefly Comprises: Two Reception Rooms
*Kitchen/Breakfast Room *Four Bedrooms *2 En Suite Shower Rooms
*Family Bathroom/WC *Gardens *Integral Garage *NO CHAIN

PRICE: £375,000 or offer

Location

Situated in one of the Capitals most sought after residential areas, Lisvane has its own unique thriving community. Within the community there are cricket, football and tennis clubs, gardening and walking clubs, a theatre group, Women's Institute, bridge club and many others. There are many amenities nearby including parks, golf courses and a choice of country walks.

Ground Floor

Entrance Hall 19' long

Feature staircase with stainless steel spindles. Light oak strip flooring. Understairs storage cupboard. Shoe storage cupboard. Spotlights. Coving.

Cloakroom/WC

Feature wash hand basin set on wooden top. Low level WC. uPVC double glazed window. Spotlights. Coving. Light oak strip flooring.

Reception Room One - 15'9" into bay x 14'

Light oak strip flooring. uPVC double glazed bay window. Radiator. Coving. Spotlights.

Reception Room Two - 13' x 11'2"

With electric feature fireplace with pebble effect. Light oak strip flooring. uPVC double glazed patio door leading to rear garden. Coving. Spotlights. Radiator.

L - shaped Kitchen/Dining Room 23'8" x 18'

Stainless steel circular sink unit with feature stainless steel mixer tap and integral soap dispenser. Soft close kitchen units include base and eye level cupboards. Solid oak wooden worktops. 4-ring induction hob with stainless steel splash-back and cooker hood. Double electric/fan oven. Built-in dishwasher. Fridge and freezer. Breakfast bar area. Spotlights. Coving. Two sets of French doors leading onto a decked area in the rear garden. uPVC double-glazed side door to rear garden. Light oak strip floor. Radiator. Concealed power sockets.

Utility Room 10'10" x 5"

Stainless steel circular sink unit with mixer tap set in solid oak wood worktop. Base level cupboards. Plumbed for automatic washing machine and electric tumble dryer. Recently installed wall-mounted gas fired central heating boiler supporting newly installed central heating system with a 2 year guarantee. uPVC double glazed window. Light oak strip floor.

First Floor

Landing

Two uPVC double glazed windows. Access to loft. Coving.

Bedroom One (front) 12'4" x 12'3"

Fitted wardrobes, one mirror fronted. Radiator. uPVC double glazed window. Coving.

En-Suite Shower Room/WC

Shower cubicle with mains shower. Pedestal basin. Low level WC. Part tiled walls. Tiled floor.

Bedroom Two (front) 14'11" x 9'8"

Fitted wardrobes, one mirror fronted. Two uPVC double glazed windows. Radiator. Coving.

En Suite Shower Room/WC

Shower cubicle with mains shower. Pedestal basin. Low level WC. Part tiled walls. Tiled floor. Two uPVC double glazed windows. Spotlights. Coving.

Bedroom Three (rear) 14'8" x 9'6"

Built-in wardrobes. Radiator. uPVC double glazed window. Coving. Spotlights.

Bedroom Four (front) 10'8" x 7'9"

Built-in storage cupboard. uPVC double glazed window. Radiator. Coving.

Bathroom/WC

Panelled P-shaped bath with mains shower over. Feature wash hand basin set in wooden top. Low level WC. Tiled floor. Part tiled walls. Spotlights. Coving. uPVC double glazed window. Radiator.

Outside**Gardens****Rear Garden**

West facing with large decked area. Outside water tap. Outside electric socket. Lawn with borders, trees and shrubs.

Front Garden

Lawned with brick pavia driveway.

Integral Garage 15' x 11'10"

Remote controlled automatic up and over door.

Tenure

Freehold

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