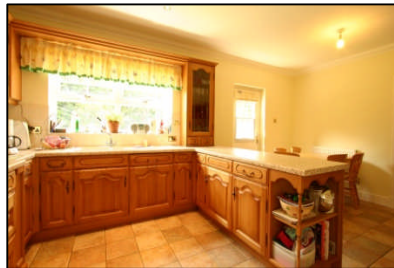


A rare opportunity to purchase this imposing, detached house in this select development with a large garden.



13 Everest Walk
Llanishen
Cardiff CF14 5AX

Accommodation Briefly Comprises: *Through Lounge *Dining Room *Study
*Kitchen/Breakfast Room *Utility Room *Five Bedrooms *Two En Suites
*Family Bathroom/WC *Front and Rear Gardens *Garage

PRICE: £599,995 or offer

Location

Situated within walking distance of Christ the King School. Llanishen train station is a short walking distance away and local shops are in Llanishen village.

Ground floor**Entrance Porch**

With tiled floor.

Entrance Hall 20' x 10' (max)

uPVC double glazed front door and side panels. Radiator. Coving. Dado rail. Cloak cupboard. Understairs storage cupboard. Shoe cupboard.

Cloakroom/WC

Concealed low level WC. Wash hand basin set in vanity unit. Half tiled walls. Tiled floor. uPVC double glazed window. Heated towel rail. Coving. Storage cupboard.

Through Lounge 25' (into bay) x 13'11"

Accessed via double hardwood doors. Marble fireplace with fitted coal effect gas fire with marble back and hearth. Two radiators. Dado rail. Coving. uPVC double glazed French doors leading to rear garden.

Dining Room 11'5" x 11'2"

Radiator. Coving. French doors leading to rear garden. Hardwood door leading to Kitchen.

Study 8'11" x 8'7"

uPVC double glazed window. Radiator. Coving.

Kitchen/Breakfast Room 18' x 11'4"

Light oak base and eye level cupboards. Work tops. Beige coloured one and a half bowl sink unit. Neff 4 ring gas hob. Neff electric double fan oven. Neff integrated microwave. Neff built-in fridge. Neff built-in dishwasher. Cooker hood with light and extractor fan. Spotlights. Tiled floor. Two radiators. uPVC double glazed window and French doors leading to rear garden. Plumbed for American fridge/freezer. Underlighting.

Utility Room 8'4" x 7'2"

Base and eye level cupboards. Work tops. White single bowl sink unit with mixer tap. Plumbed for automatic washing machine. Tiled floor. Part tiled walls. Glow Worm wall mounted gas fired central heating boiler. Coving. Spotlights. uPVC double glazed back door and side panel.

First floor**Landing 19'8" x 10'8" (max)**

Two uPVC double glazed windows. Radiator. Dado rail. Coving. Access to loft. Airing cupboard.

Bedroom One 14'1" x 13'2"

Range of fitted wardrobes to one wall. Fitted dressing table and drawer units. Fitted wardrobes and drawers either side of bed. Two uPVC double glazed windows. Coving.

En Suite 9' x 8'

Panelled bath with shower attachment. Shower cubicle with Grohe shower unit. Wash hand basin set in vanity unit. Low level WC. Tiled walls. Tiled floor. Heated towel rail. uPVC double glazed window. Spotlights. Coloured spotlights in ceiling and bath surround. Underfloor electric heating.

Bedroom Two 11'6" x 11'2"

Built-in wardrobes to one wall. uPVC double glazed window. Coving. Radiator.

En Suite Shower Room/WC 6'10" x 5'7"

Shower cubicle with Mira electric shower. Wash hand basin set in vanity unit. Concealed low level WC. Tiled walls. Tiled floor. uPVC double glazed window. Heated towel rail.

Bedroom Three 11' x 9'9"

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

Bedroom Four 9' x 8'11"

uPVC double glazed window. Radiator. Coving.

Bedroom Five 8'3" x 8'2"

uPVC double glazed window. Coving. Radiator.

Bathroom/WC 9'9" x 7'2"

Panelled bath with shower attachment. Wash hand basin set in vanity unit. Concealed low level WC. Extensively tiled walls. uPVC double glazed window. Coving. Spotlights. Heated towel rail. Built-in storage cupboard.

Outside

Rear Garden - West facing with large lawned area. Large paved patio area. Approx 100 ft width with depth varying between 35ft and 70ft. Sunken play area.

Detached Double Garage 22'3" x 18'8" - Electric garage door. Power points.

Tenure - Freehold

REMARKS - Planning consent exists for a single storey games room between the Utility Room and the Garage.



Address: 13, Everest Walk, , CARDIFF, CF14 5AX
 RRN: 8630-6726-7320-1663-1906

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO2) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	69
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

PLEASE NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these details does not imply that they are in full and/or efficient working order.

