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8 Ridgeway, Lisvane, Cardiff, CF14 0RR.

£875,000

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A truly stunning five-bedroom three bathroom detached double fronted family house, providing 2050 square feet, and occupying a large corner plot with a private double width drive with EV car charger point, a detached double garage/gymnasium, and a very private sunny level front, side and rear garden, landscaped and benefiting a superb outdoor garden room/kitchen, perfect for entertaining and ideal for a growing family.

This very impressive residence is in highly favoured Ridgeway, a private cul de sac of detached Georgian style houses, away from busy passing traffic, yet just a short walk from Coed Y Felin Woods, Cefn Onn Park, the popular Old Cottage Inn, Lisvane Village Primary School and Lisvane Railway Station, providing fast and economic travel to both Queen Street and Cardiff Central. Built in 1976, and greatly extended in 2020, to both the side with a full two storey extension, and to the rear with a single storey extension, providing superb versatile living space to a contemporary design, including a large new high specification luxury fitted kitchen and dining room (18'2 x 18'10), with Quartz granite worktops, Neff integrated appliances, a stylish modern panty unit, a large central Island with breakfast bar, an orangery style lantern ceiling window, and composite double glazed aluminium bi-folding doors which open onto the large private level rear gardens.

The living space also includes an entrance reception hall with solid oak staircase with glass panels, a super-sized lounge (24'3 x 12'1) inset with cosy log burner, a playroom, a utility room, a stylish new downstairs cloak room and a separate versatile Snug/home office/cinema room. The first floor comprises five bedrooms, two with luxury ensuite bathrooms, plus a separate new stylish family bathroom.

The property also includes stunning karndean flooring, luxury tiled floors, and new carpeted floors throughout the first floor. Further improvements include PVC replacement double glazed windows, gas heating with a modern combi boiler, stylish contemporary internal doors, and a sizeable attic which is floored and approached by a drop-down ladder, with further planning permission granted for a loft conversion if required. This magnificent family home provides fully modernised and stylish accommodation, ready for a family to move into. Must be seen!

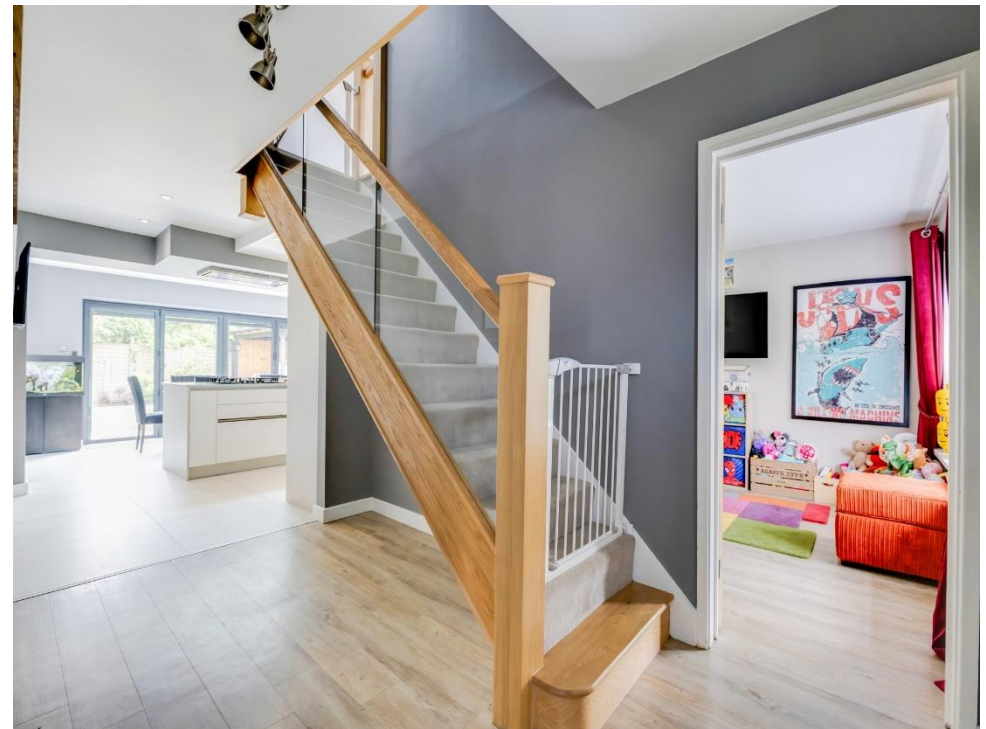
Ground Floor Entrance Reception Hall

Approached via a stylish composite front entrance door part panelled with chrome door furniture and a security eye hole leading into a central hall with Karndean contemporary floor, wide carpeted staircase with new solid oak balustrade with glass panels, open plan to the kitchen and dining room.

Lounge 24' 3" x 12' 1" (7.39m x 3.68m) A stunning principal reception room inset with an impressive fire breast housing a cast iron glass fronted log burner with slate hearth and floating mantel, wide semi-circular shaped bow window with replacement double glazed Georgian style windows in PVC with outlooks across the enclosed and private front garden stylish, Karndean flooring throughout, high coved ceiling, Georgian style PVC double glazed French door with matching side screen windows opening onto a porcelain paved sun terrace with gardens beyond. Radiator with pretty casement cover. Approached from the hall via a contemporary oak panel door.

Playroom 12' 2" x 10' 9" (3.71m x 3.28m)

Independently approached from the entrance hall via a contemporary oak panel door leading to a fantastic facility for a family, fully equipped playroom with Karndean flooring, radiator and a PVC double glazed Georgian style window with integrated blinds overlooking the private enclosed front gardens.





Open Plan Kitchen/Dining Room 18' 10" x 18' 2" (5.74m x 5.54m) A stunning newly completed stylish and contemporary open plan kitchen and dining room with white high gloss doors and drawers with soft closing facility and Quartz granite work surfaces incorporating a large central island unit with breakfast bar and white sink with chrome mixer taps and boiling hot water cooker facility. Integrated wine cooler, ample space for a large American style fridge freezer, two Neff integrated fan assisted electric ovens, integrated Neff microwave, walk in pantry corner unit with multiple shelves and spotlight, integrated Neff dishwasher, deep pan drawers, custom made cutlery compartments, stunning fully tiled flooring, ceiling with glass orangery style lantern window, composite double glazed bi folding doors opening onto and overlooking the private rear gardens, further Georgian style PVC double glazed window to side. Fully vented extractor hood above a five-ring gas hob including wok burner.

Utility Room 12' 8" x 9' 3" (3.86m x 2.82m) With stylish modern floor and eye level units with white high gloss doors, modern work surfaces incorporating a stainless steel sink with power jet mixer taps, space for the housing of a washing machine, space for the housing of a tumble dryer, retro ceramic tile walls, stylish chrome light switches and power points, continuous tile flooring, Georgian style PVC double glazed window with a rear garden outlook, useful built out cupboard housing a Worcester gas central heating boiler, PVC double glazed obscure glass Georgian style outer door opening onto the side gardens which lead directly onto the rear gardens.



Downstairs Cloakroom Stunning new white suite with retro tiled walls and continuous tiled flooring comprising slimline W.C, shaped wash hand basin with chrome mixer taps and pop-up waste and a built-out vanity unit with white high gloss doors, stylish stainless steel vertical towel rail/radiator, obscure glass PVC Georgian style double glazed window to side, ceiling with spotlights, air ventilator. Approached via a contemporary white panel door.

Snug/Cinema Room 11' 10" x 11' 10" (3.61m x 3.61m) Engineered oak flooring, shaped semi-circular bow window with new PVC double glazed Georgian style units with integrated blinds overlooking the private front gardens, radiator, approached from the utility room via a white contemporary panel door. This is a perfect reception room, very versatile currently used as a home office/cinema room/snug.

First Floor Landing Approached via a contemporary new oak single flight staircase with glass contemporary panels leading to a central landing with drop down aluminium ladder providing access to a large and fully boarded roof space complete with light. Stylish chrome double power point.

Master Bedroom One 14' 10" x 11' 10" (4.52m x 3.61m) Approached via a contemporary white panel door leading to an impressive master bedroom with stunning floor to ceiling modern contemporary wardrobes fitted along one side, radiator with pretty casement cover, PVC double glazed new Georgian style window with outlooks onto the quiet frontage close.



En Suite Bathroom 11' 10" x 6' 3" (3.61m x 1.91m) Approached from the master bedroom via a contemporary white panel doors, leading to a luxury en suite bathroom with beautiful tiled walls and floor comprising triple length contemporary shower with chrome fittings including waterfall fitment and separate hand shower fitment, vanity shelf with spotlight, stainless steel vertical towel rail/radiator, large shaped freestanding bath with chrome mixer taps, mixer shower fitment and pop up waste, wall mounted W.C with concealed cistern(Roca), large shaped wall mounted wash hand basin with chrome mixer taps and pop up waste and built out stylish grey high gloss vanity drawers. Ceiling with spotlights and air ventilator, patterned glass PVC double glazed Georgian style window to rear.

Guest Bedroom Two 16' x 12' (4.88m x 3.66m) Approached independently from the landing via a contemporary white panel door leading to a very generous double size guest bedroom with stylish chrome light switches and power points, radiator with pretty casement cover, Georgian style PVC double glazed window with outlooks across the quiet frontage close.

En Suite Shower Room 7' x 5' 6" (2.13m x 1.68m) Luxury new suite with porcelain tiled floor and porcelain oak effect tiled shower cubicle with stylish black trim and fittings including a waterfall fitment and a separate hand fitment, clear glass shower door and screen with dark black trim, dark black vertical towel rail/radiator, circular shaped mounted wash hand basin with dark black mixer taps and pop up waste and a built out vanity unit with wood effect surround and



drawer, slimline W.C, patterned glass Georgian style PVC double glazed window to front.

Bedroom Three 11' 10" x 11' (3.61m x 3.35m) Approached independently from the landing via a white contemporary panel door leading to a further double size bedroom inset with a white PVC double glazed Georgian style window with elevated outlooks across the quiet frontage close, radiator, stylish modern custom-made fitted wardrobes along one wall with bedside cabinets and eye level units with slimline handles. Stylish chrome light switch.

Bedroom Four 12' 1" Max x 9' 7" (3.68m Max x 2.92m) Approached independently from the landing via a white contemporary panel door leading to the perfect children's bedroom beautifully fitted with custom made royal blue floor to ceiling height wardrobes including a workstation with side drawers and cabinet and further full height deep built in wardrobes with light gold slimline handles. Radiator, PVC double glazed Georgian style window with a pleasing rear garden outlook.

Bedroom Five 11' x 5' 4" (3.35m x 1.63m) Approached independently from the landing via a white contemporary panel door leading to a versatile fifth bedroom equipped with a radiator and a PVC Georgian style double glazed window with a pleasing rear garden outlook, stylish chrome light switches and power points.

Family Bathroom Stylish modern contemporary white suite with fully tiled floor and walls comprising panel bath with chrome shower unit and clear glass shower screen, shaped wash hand basin with chrome mixer taps and pop-up waste with built out vanity units, W.C with concealed cistern,



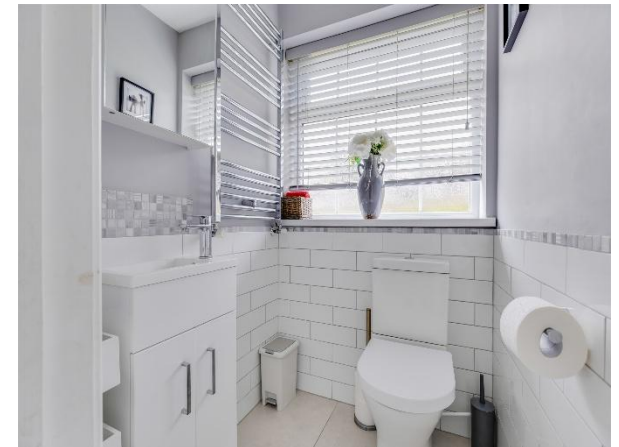
patterned glass PVC double glazed Georgian style window to rear, shaver point, stainless steel vertical towel rail/radiator.

Outside Rear and Side Gardens Due to the corner plot position this property benefits from an extensive and fully landscaped rear and side garden with turfed lawn beyond porcelain tiled sun patios that extend around the house providing three sun terraces, all enclosed by timber fencing together with a screen of conifers to one side to afford maximum privacy and security. Outside water tap, useful front garden gate providing access to the front garden, further security gate providing access to the private entrance drive.

Outdoor Garden Room 13' 8" x 8' 3" (4.17m x 2.51m) A fabulous feature within the garden is a fully equipped garden room, open fronted constructed in pine with a garden kitchen including space for the housing of a large BBQ together with space for the housing of glass fronted outdoor fridges beneath modern work surfaces. Electric power and light, a superb family and entertainment feature.

Double Garage/Gymnasium 15' 10" x 15' 6" (4.83m x 4.72m) This impressive space still retains its electric roller door but has been currently fitted with floor to ceiling plastered walls and a soft cushion protected rubber floor to provide a fantastic fully equipped gymnasium complete with PVC outer door and window approached from the rear garden.

Private Entrance Drive The property benefits from a double width off street vehicular private entrance drive providing space for the housing of two cars equipped with an EV charging point.







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