



AN IMMACULATE DETACHED HOUSE IN A GATED DEVELOPMENT IN LISVANE.

10 DDERWEN DEG
LISVANE, CARDIFF CF14 0TU

savills

AN IMMACULATE DETACHED HOUSE IN THE POPULAR GATED ST DENYS GATE DEVELOPMENT IN LISVANE.

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Detached home in the highly sought after Lisvane area of Cardiff

- ◆ Located at the end of the cul-de-sac
- ◆ Select gated development of executive houses
- ◆ Private south facing rear garden
- ◆ Ample off-road parking including a double garage
- ◆ EPC rating = B

Situation

St Denys Gate is a gated development in the highly regarded village of Lisvane, approximately 4.5 miles north of the City Centre. Lisvane is one of the most desirable areas of Cardiff and an affluent suburb of the City. It benefits from good access by car to amenities in Llanishen, and access to the M4 motorway at Junction 30 (Cardiff Gate). The nearest railway station is Llanishen, providing direct services to Cardiff Central station. Llanishen Reservoir and Cardiff Golf Club are located nearby.

Description

Entered via the front door leading to a generous central hallway with stairs to the first floor, under stairs storage and downstairs wc.

The hub of the house is the open plan kitchen/sitting room with two sets of bi-fold doors opening onto the rear garden. The kitchen is finished to an exceptional standard with integrated appliances including oven with warming drawer, coffee machine, wine cooler, dishwasher, hob with extractor over and sink and drainer. Off the kitchen is a utility room with additional sink, with integrated washing machine and tumble dryer, boot room and door to the side.

There is a formal living room with bay window to the front and feature gas fire. The dining room has a window to the side and a study completes the ground floor accommodation.

The galleried landing gives a lovely feeling of space.

The master suite is luxurious with window to the front, large dressing room leading to the en suite, with large shower, wc and 'his and hers' wash hand basins.

Bedroom 2 has a window to the side, fitted wardrobes and an en suite with shower, wc and wash hand basin.

There are three further bedrooms, all overlooking the rear garden. The family bathroom is beautifully finished with a suite comprising a bath, separate shower, wc and wash hand basin.



There is a double garage with electric doors, power and light and door to the rear garden.

The south facing rear garden is fully enclosed and beautifully landscaped with patio, lawn and shrub borders.

Additionally, there is cctv, a security alarm and video intercom for the main gates of the development.

Tenure:

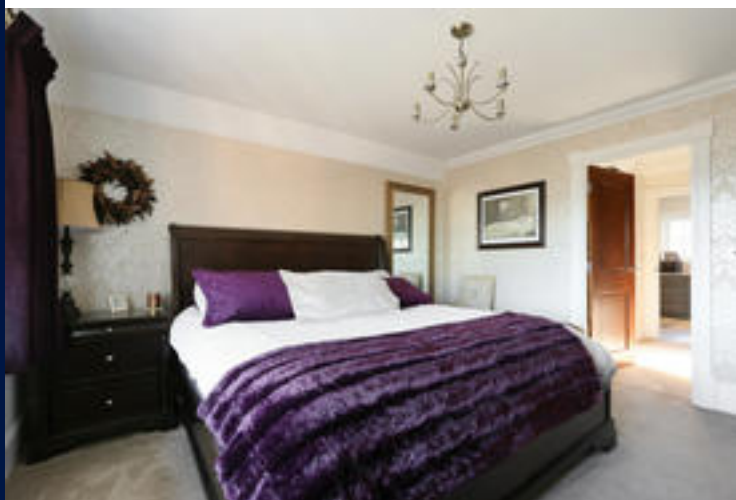
Freehold

Local Authority:

Cardiff

Viewing:

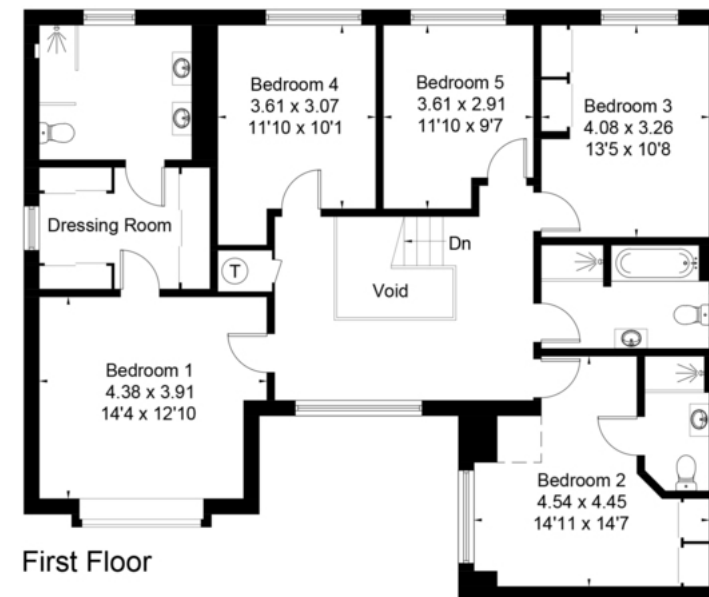
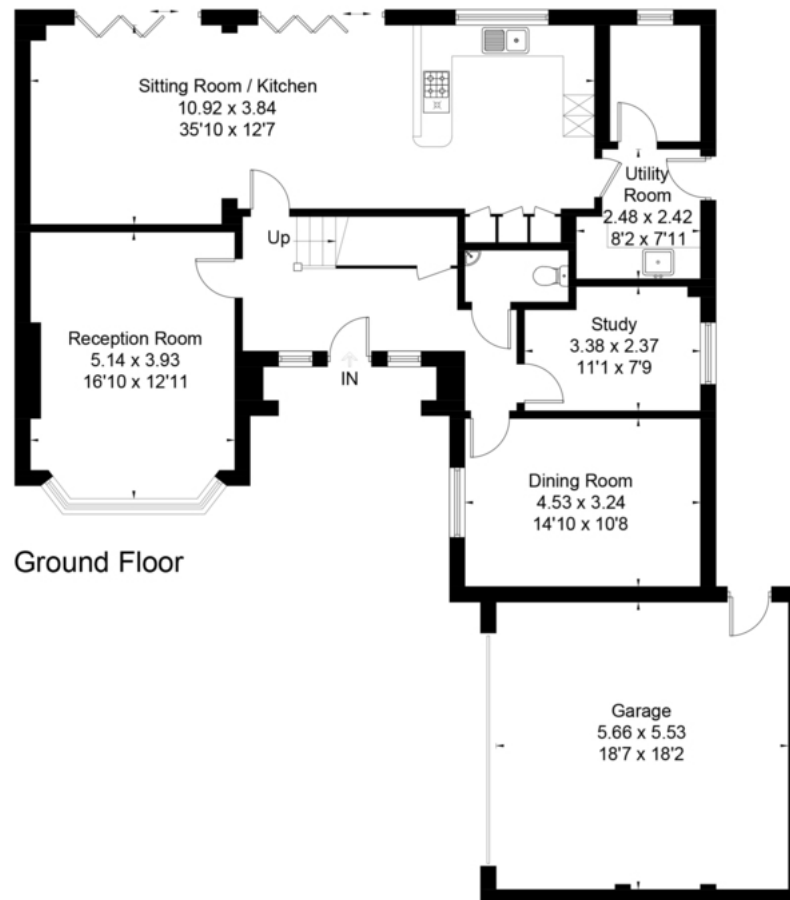
Strictly by appointment with Savills



Approximate IPMS2 Floor Area = 226.6 sq m / 2439 sq ft (Excluding Void)
 Garage = 31.4 sq m / 338 sq ft
 Limited Use Area = 1.8 sq m / 19 sq ft
Total = 259.8 sq m / 2796 sq ft
 For identification only. Not to scale.
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= Reduced head height below 1.5m



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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 82 | 87 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

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