



Immaculate, executive home in Lisvane

7 Dderwen Deg, Lisvane, Cardiff, CF14 0TU

Freehold



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

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). There are 2 railway stations nearby, providing direct services to Cardiff Central station. Llanishen Reservoir, Cardiff Golf Club and Llanishen Golf Club are located nearby.

Description

The Highgrove from Redrow was the largest on the development and this one sits at the head of the cul-de-sac.

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/breakfast/family room with bi-fold doors opening onto the rear garden. The kitchen is finished to an exceptional standard with integrated appliances including two ovens, a microwave oven, coffee machine, wine cooler, dishwasher, gas hob with extractor over, full height fridge, full height freezer and sink and drainer. Off the kitchen is a utility room with additional sink, with space and plumbing for a washing machine and tumble dryer,

larder and a door to the rear.

There is a formal living room to the front with a feature fireplace. The dining room has a window to the front and a study off the family room 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 rear, fitted wardrobes and an en suite with shower, wc and wash hand basin. Bedroom 3 has a window to the front and an en suite with shower, wc and wash hand basin.

There are two further generous bedrooms both serviced by the high specification family bathroom which 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.

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

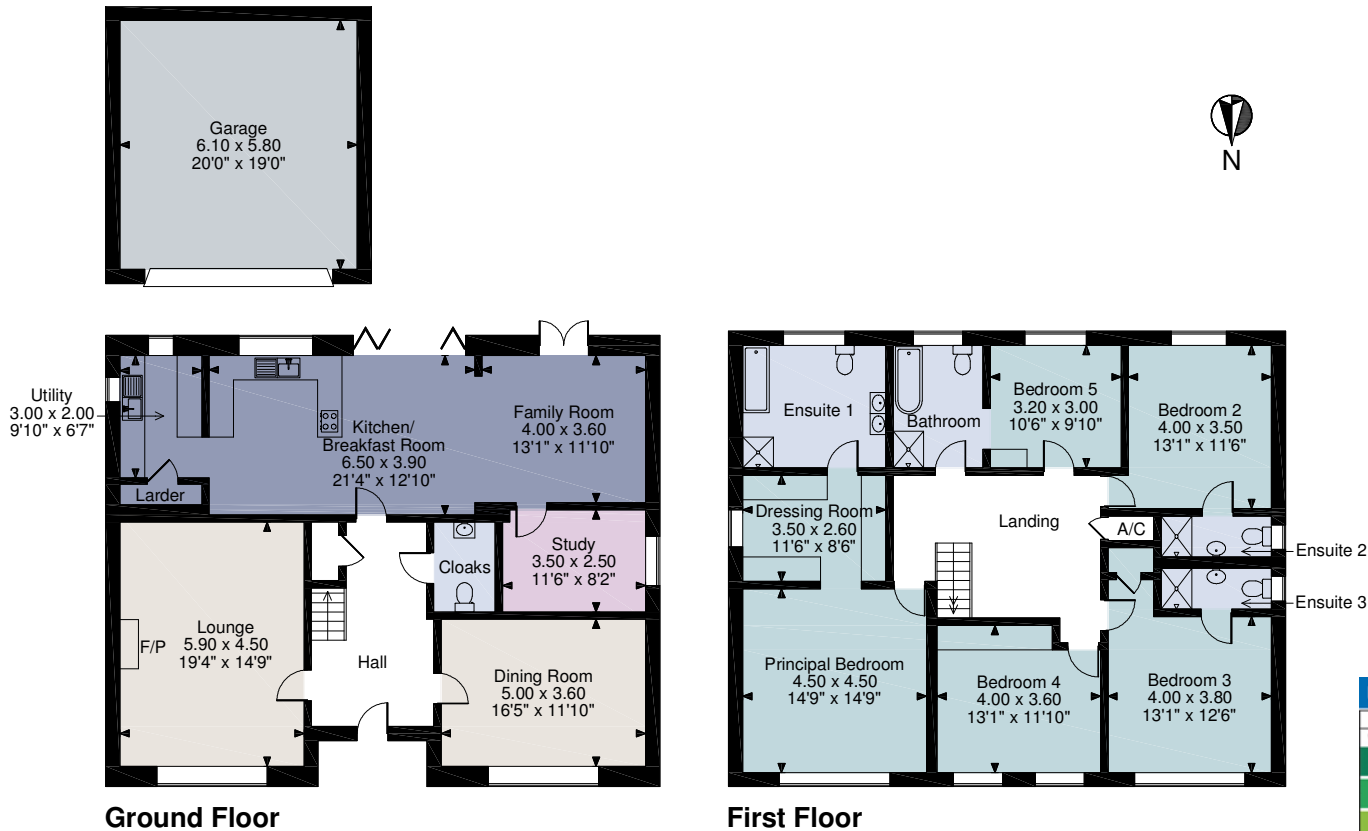
Additionally, there is a video intercom for the main gates of the development.



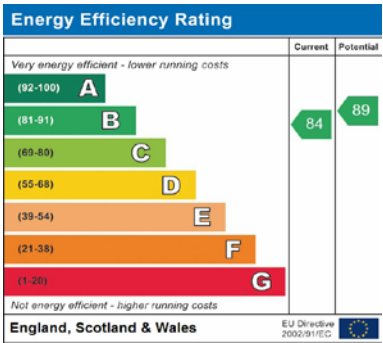


Dderwen Deg Lisvane, Cardiff
Main House gross internal area = 2,809 sq ft / 261 sq m
Garage gross internal area = 381 sq ft / 35 sq m

James Thomas
Savills Cardiff
02920 368930
cardiff@savills.com



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8457042/SS



For identification only. Not to scale. © 210323JT

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

