

Heol Hir

LLANISHEN, CARDIFF, CF14 5AE

£575,000

Hern &
Crabtree



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Set behind stone walls and mature planting in an established part of Llanishen, this handsome detached cottage-style home combines characterful interiors with a thoughtfully extended layout, a generous garden and a highly versatile converted garage/studio.

Inside, parquet flooring, timber detailing and fireplaces give the original rooms a warm, tactile quality. Two separate reception rooms sit at the front of the house, while the rear has been opened out to create an impressive kitchen and dining space beneath a broad skylight. Here, the relationship with the garden is particularly strong, with generous glazing and sliding doors opening directly onto a sheltered courtyard. The kitchen is arranged around a substantial island with seating, while integrated appliances and extensive workspace make the room as practical as it is sociable.

Upstairs are four bedrooms, including a principal bedroom with its own bathroom, together with a further shower room that can also be accessed from the landing. Sloping ceilings, exposed beams and timber floors lend the upper floor considerable character.

Outside, the garden rises beyond the courtyard to a broad lawn framed by established beds, planting and several useful garden areas. The converted garage is a notable addition, currently arranged as a studio with kitchenette, shower room and mezzanine level, offering excellent flexibility for working from home, guests or creative use, subject to any necessary consents.

Llanishen is a well-connected north Cardiff suburb with local shops, schools and rail services into the city centre. Llanishen and Lisvane Reservoirs provide extensive waterside and woodland walking routes nearby, while Roath Park, Heath and neighbouring Lisvane are also readily accessible.



Approx 1660.00 sq ft

Council Tax Band: G

Entrance Hall

Wooden entrance door with two obscured glazed panels and a glazed panel above. Herringbone-style parquet flooring. Doors leading to both reception rooms. Staircase rising to the first floor.

Lounge

Double-glazed window overlooking the front and further double-glazed window to the side. Picture rail. Radiator. Gas fireplace with wooden mantel. Built-in shelving with storage cupboard beneath to one chimney-breast alcove. Wooden panelled doors leading to the entrance hall and kitchen/dining area.

Sitting Room

Double-glazed window overlooking the front and further double-glazed window to the side, looking towards the courtyard. Herringbone-style parquet flooring. Radiator. Wall panelling with picture rail/display ledge. Timber-panelled ceiling with exposed beams. Feature pendant light. Fireplace housing a wood-burning stove with stone hearth, exposed brick surround and wooden mantel. Built-in display cabinetry with cupboards arranged to one side of the chimney breast. Open archway leading through towards the kitchen and dining area.

Kitchen / Dining Room

Two double-glazed windows overlooking the rear garden, full-height glazed side door and large glazed sliding doors opening onto the courtyard. Large rooflight above. Herringbone-style parquet flooring continuing from the adjoining reception room. The kitchen is arranged with a range of base units and work surfaces, together with a substantial central island incorporating an induction hob, oven and seating for up to four. Integrated dishwasher, built-in bin storage and wine cooler. Space for a fridge/freezer. Separate recessed utility area with space for washing machine and tumble dryer. Tall radiator. Recessed spotlights and pendant lighting over the island. Doors leading to the pantry, cloakroom and lounge. Under-stairs storage cupboard.

Pantry

Built-in shelving and work surface with electrical socket. Storage cupboards beneath. Herringbone-style parquet flooring continuing from the kitchen/dining room. Ceiling light. Door leading to the cloakroom.

Cloakroom

Obscured window overlooking the rear. WC and wash hand basin. Part-tiled walls. Tiled flooring. Part-sloping ceiling. Slight step up from the adjoining accommodation.

First Floor Landing

Part-sloping ceiling with loft hatch. Varnished timber balustrades framing the stairwell, with the landing extending to either side and providing access to the bedrooms and bathroom.

Bedroom One

Two double-glazed windows overlooking the front. Part-sloping ceiling with exposed timber beam. Wooden floorboards. Built-in cupboard housing the boiler and an adjoining panelled wardrobe with fitted shelving. Door to en suite bathroom.

En Suite Bathroom

Double-glazed window overlooking the rear and further double-glazed window to the side, positioned within the shower area. Part-sloping ceiling with exposed timber beam. Freestanding-style ceramic bath with gold-coloured fittings. Wash hand basin with timber shelving beneath and coordinating fittings. Walk-in shower with sliding screen, herringbone-pattern tiled walls and recessed alcove. WC. Heated towel rail. Timber wall panelling beside the bath. Laminate flooring. Recessed spotlights.

Bedroom Two

Double-glazed window overlooking the front. Part-sloping ceiling. Wooden floorboards. Cast-metal fireplace with matching hearth.

Bedroom Three

Double-glazed window overlooking the front. Part-sloping ceiling. Picture rail. Built-in storage incorporating a wardrobe below and cupboard above.

Bedroom Four

Double-glazed window overlooking the front. Part-sloping ceiling. Radiator. Varnished wooden floorboards. Door to the adjoining shower room.

Shower Room

Double-glazed window overlooking the side. Part-sloping ceiling. Walk-in shower positioned to

one corner with tiled walls, electric shower and grab rail. WC. Wash hand basin with storage beneath. Additional storage cupboard. Mirrored wall cabinet. Radiator. The room can also be accessed directly from the main landing.

Converted Garage / Studio

Two double-glazed windows overlooking the courtyard, with additional glazing incorporated within the timber barn-style entrance doors. Two rooflights set into the pitched ceiling. Exposed timber beam. Recessed spotlights and wall lighting. Varnished wooden floorboards. Kitchenette area with timber work surfaces, electric hob, sink with tap and tiled splashback. Electric radiator. Timber staircase rising to a low-height mezzanine/storage area. Door to shower room. The front portion of the original garage remains available for storage.

Studio Shower Room

Double-glazed window overlooking the rear garden. Walk-in shower with tiled walls and electric shower. Wash hand basin with storage cupboard beneath and tiled splashback. WC. Heated towel rail.

Front Garden and Approach

A low stone wall and iron pedestrian gate open onto the front garden, with a pathway leading to the entrance and continuing along either side of the house. Mature hedging and shrubs provide privacy from the road, with low stone-edged beds and gravelled sections adding further structure. A covered entrance canopy with supporting pillars and translucent roof panels provides shelter over the principal entrance. To one side, the pathway connects with the driveway and road frontage, while the opposite side continues around the house before being separated from the rear garden by a stone wall.

Driveway and Garage

A timber gate opens onto a gravel driveway providing off-road parking for one vehicle comfortably, with potential for two depending on vehicle size and positioning. The driveway gives access to the garage storage area and gated side access.

The opposite side of the frontage also provides a generous planted area which may offer scope for additional parking, subject to the necessary permissions and works.

Rear Courtyard

Large sliding doors from the kitchen/dining room open directly onto a spacious paved courtyard. Broad tiled steps rise to the main garden, with a further set of steps positioned to one side. The courtyard continues around the side of the house and incorporates outdoor electrical sockets, water supply and access to the kitchen side door.

A raised brick-edged planting bed adds greenery to the space, with stone walling and timber fencing defining the boundaries. A further gated access leads back towards the driveway.

Rear Garden

Steps rise from the courtyard to a generous lawn enclosed by timber fencing and established planting. Raised timber beds and gravelled sections sit to one side, with further flower beds along the opposite boundary.

A greenhouse is positioned beside a paved area, while towards the rear is an additional stone-paved section adjoining a pond. There is also a timber outbuilding and enclosed chicken-keeping area at the far end of the garden.

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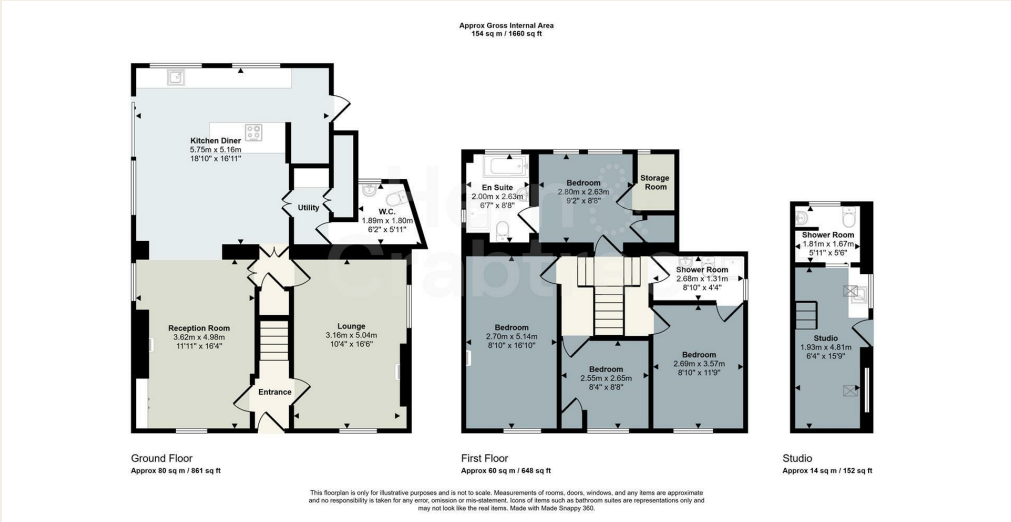
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(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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