KelvinFrancis

KelvinFrancis

Viewers Material Information:
1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.

Tenure: Leasehold (share of Freehold). (Vendors Solicitor to confirm)

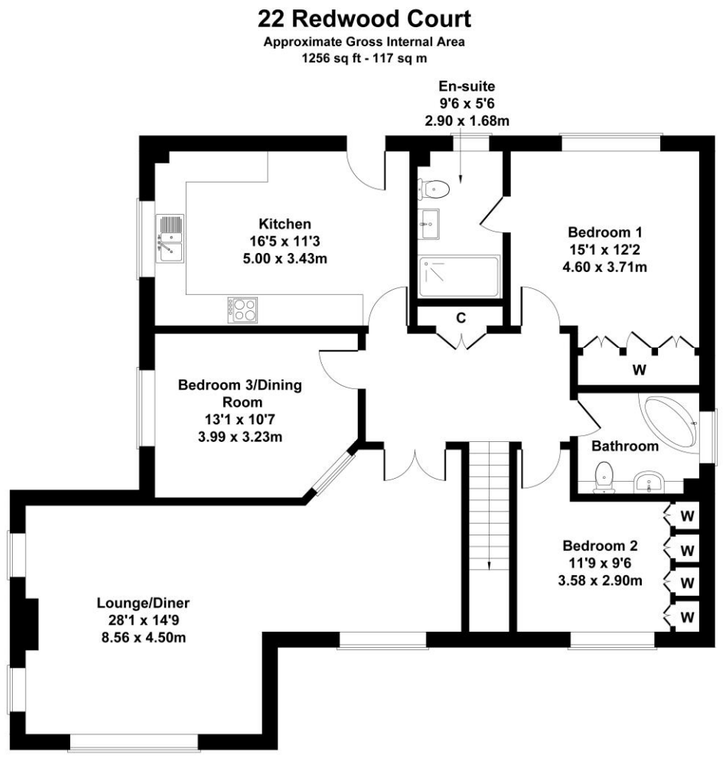
Ref: JP/CYS260235

Council Tax Band: G (2026)

2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from Cornerstone Finance, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

362 Cyncoed Road, Cardiff, CF23 6SA
T 029 2076 6538
E cyncoed@kelvinfrancis.com

Church Road, Lisvane, Cardiff, CF14 0SJ
T 029 2068 9200
E lisvane@kelvinfrancis.com

Directors: Kelvin L Francis FRICS Anthony Filice FRICS
kelvinfrancis.com

OnTheMarket rightmove RICS naea | propertymark PROTECTED The Property Ombudsman THE GUILD PROPERTY PROFESSIONALS feefo The Global Feedback Engine

22 Redwood Court, Llanishen, Cardiff, CF14 5RD



A superbly presently, modern, first floor, larger style maisonette having its own entrance at ground level, positioned on a corner within this well managed and beautifully maintained site, tucked away off Station Road, just a short walk to Llanishen village shops and amenities, as well as Llanishen Train Station and bus links to the City Centre. Ground floor entrancel, large first floor main hall/landing, a large 28ft lounge/dining room, a second sitting room/dining room/third bedroom, kitchen/breakfast room with upgraded appliances, two large double bedrooms, en suite shower room and a family bathroom. uPVC double glazed windows and doors throughout, gas central heating, upgraded fitted oven, hob, hood, integrated dishwasher, fridge, freezer, washer/drier and a full range of built-in wardrobes to both bedrooms. Outside there is driveway and garage. EPC Rating: C

Guide Price: £429,950

@kelvinfranciscardiff @kelvinfrancisltd

Ground Floor

Entrance Hallway
Approached by a uPVC double glazed entrance door with side screen, laminate flooring, small foyer area and staircase leading to the first floor hall.

First Floor



Main Hall
13'2" (4.01m) x 7'2" (2.18m) overall
A sizeable main hallway, radiator, telephone entry system, built-in large double cupboard with shelving and radiator, loft access with fold down loft ladder, partially boarded with lighting, coved ceiling, doors to all of the accommodation.





Lounge/Diner 28'1" (8.56m) x 14'9" (4.5m)
Windows overlooking the front and side elevations onto the select development and quiet cul-de-sac, the room can be offered as one large reception area or two separate areas, depending on needs, marble style fireplace surround with matching hearth and back with a recently upgraded high quality log effect living flame gas fire with glass frontage and remote control offering excellent heat output, two double radiators, Broadband master socket and TV point, coved ceiling and traditional style low level skirting boards, internal arched window to the second sitting room/bedroom 3.



Sitting Room/Third Bedroom 13'1" (3.99m) x 10'7" (3.23m) overall
Aspect to the side overlooking the quiet cul-de-sac, internal arched window to the lounge/diner, TV point, coved ceiling and traditional style skirting boards.





Kitchen/Breakfast Room 16'5" (5m) x 11'3" (3.43m)
Windows to the side with a full height double glazed door onto a Juliette balcony overlooking the rear, a beautifully appointed units along three sides comprising of eye level units, display cabinets and base units with drawers and recently added marble style worktops over with matching back and upstand, inset 1.5 bowl sink with copper style mixer tap and drainer, stylish cooker hood, many upgraded appliances include the electric hob, oven, dishwasher, fridge, freezer and washer/drier, additional space for a high level fridge/freezer, Worcester gas central heating boiler concealed behind a matching wall unit, tile effect cushion flooring, radiator, ample space for breakfast table and chairs.



Bedroom 1 13'3" (4.04m) x 12'2" (3.71m)
A large double bedroom with aspect to the rear, radiator, full range of built-in bedroom furniture comprising of two doubles and a single wardrobe with mirror fronts, hanging rails and shelving, fitted drawer unit, coved ceiling, traditional style skirting boards, door to the . . .



En Suite Shower Room
Opaque window to the rear, a fully refurbished modern white suite comprising of a large walk-in wet area with rainfall style fixed shower head with flexible handle and thermostatic controls, fixed glazed screen and ceramic wall tiling surrounds, pedestal wash hand basin, close coupled push button WC, slate style ceramic floor tiling, heated towel rail, the quality wall tiles continue to half height on remaining walls.



Bedroom 2 9'9" (2.97m) x 9'7" (2.92m) excluding wardrobes and door well
Overlooking the quiet end of cul-de-sac, radiator, full range of built-in wardrobes comprising of two and half doubles with hanging rails and shelving, a further single wardrobe with shelving and drawer unit, coved ceiling, traditional style skirting boards.



Family Bathroom
Opaque window to the side, a cream suite comprising of a large corner bath with mixer tap, pedestal wash hand basin with vanity mirror above and lighting, close coupled WC, comprehensive ceramic wall tiling, heated towel rail, tile effect cushion flooring.

Outside
A keyblock driveway leads to a single garage to the side of the property, path leading to the entrance door. There is an occupant's residents' garden to the right-hand side on entering Redwood Court.

Directions
Travelling east along Station Road away from Llanishen village, just prior to the railway track turn right into Redwood Court and the subject property can be found towards the end of the cul-de-sac on the left-hand side on the corner.