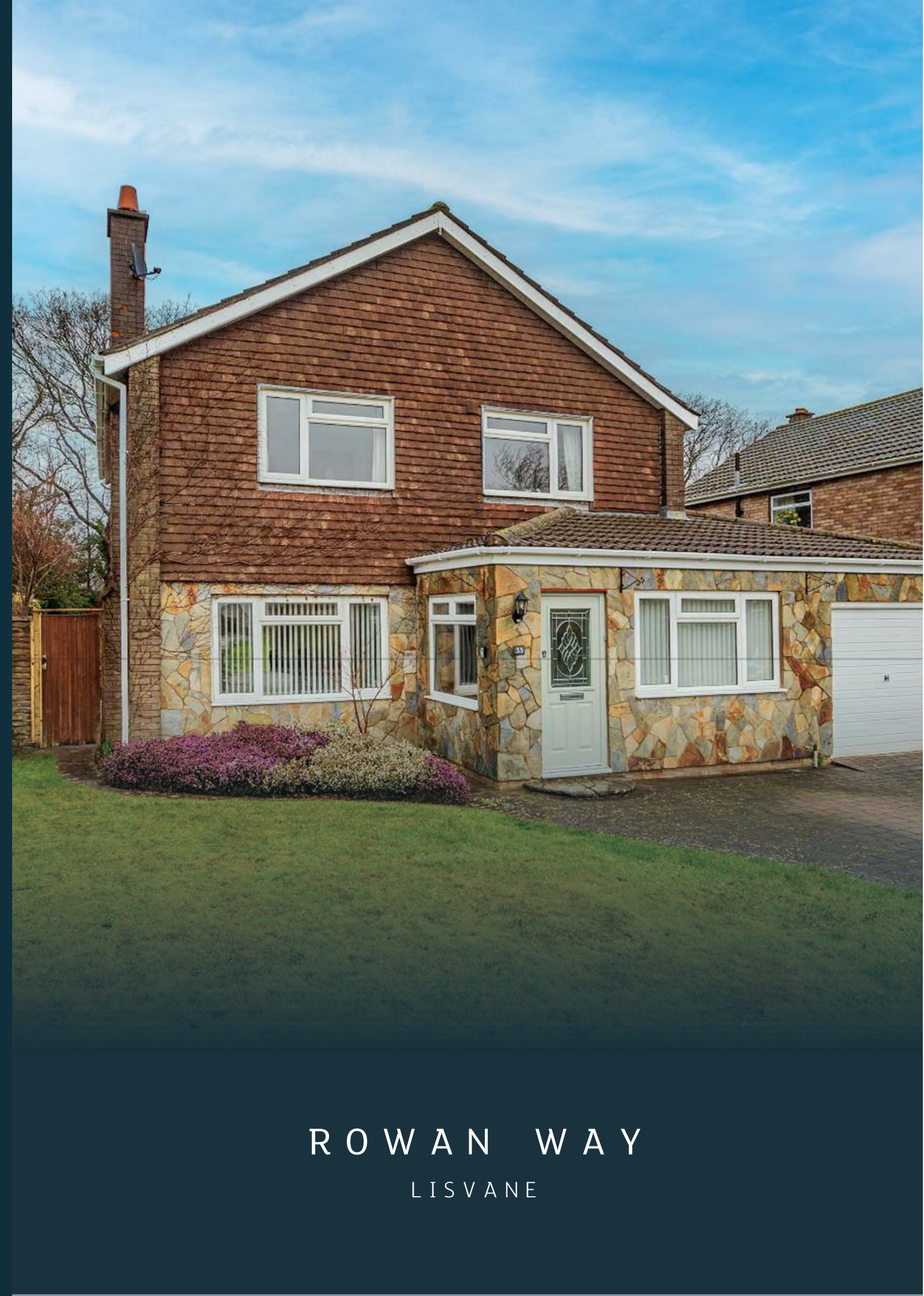


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



ROWAN WAY  
LISVANE



**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**LIVING ROOM**

7.32m x 3.55m (24'0" x 11'7")

**DINING ROOM**

5.09m x 2.56m (16'8" x 8'4")

**DOWNSTAIRS WC**

1.72m x 2.33m (5'7" x 7'7")

**KITCHEN**

2.50m x 3.87m (8'2" x 12'8")

**UTILITY ROOM**

3.84m x 2.86m (12'7" x 9'4")

**GARAGE**

5.69m x 3.06m (18'8" x 10'0")

**TO THE FIRST FLOOR**

**BEDROOM ONE**

3.75m x 3.58 (12'3" x 11'8")

Benefits built in wardrobes

**BEDROOM TWO**

3.59m x 3.57m (11'9" x 11'8")

Currently used as a home office

**BEDROOM THREE**

2.83m x 3.17m (9'3" x 10'4")

Benefits built in wardrobes

**BEDROOM FOUR**

2.58m x 2.05m (8'5" x 6'8")

Benefits built in wardrobes

**BATHROOM**

2.58m x 1.74m (8'5" x 5'8")

**GARDEN**

Large family garden, mainly laid to lawn with hedge boundary.

**DRIVEWAY**

**TENURE**

We are advised by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**COUNCIL TAX**

Band - G

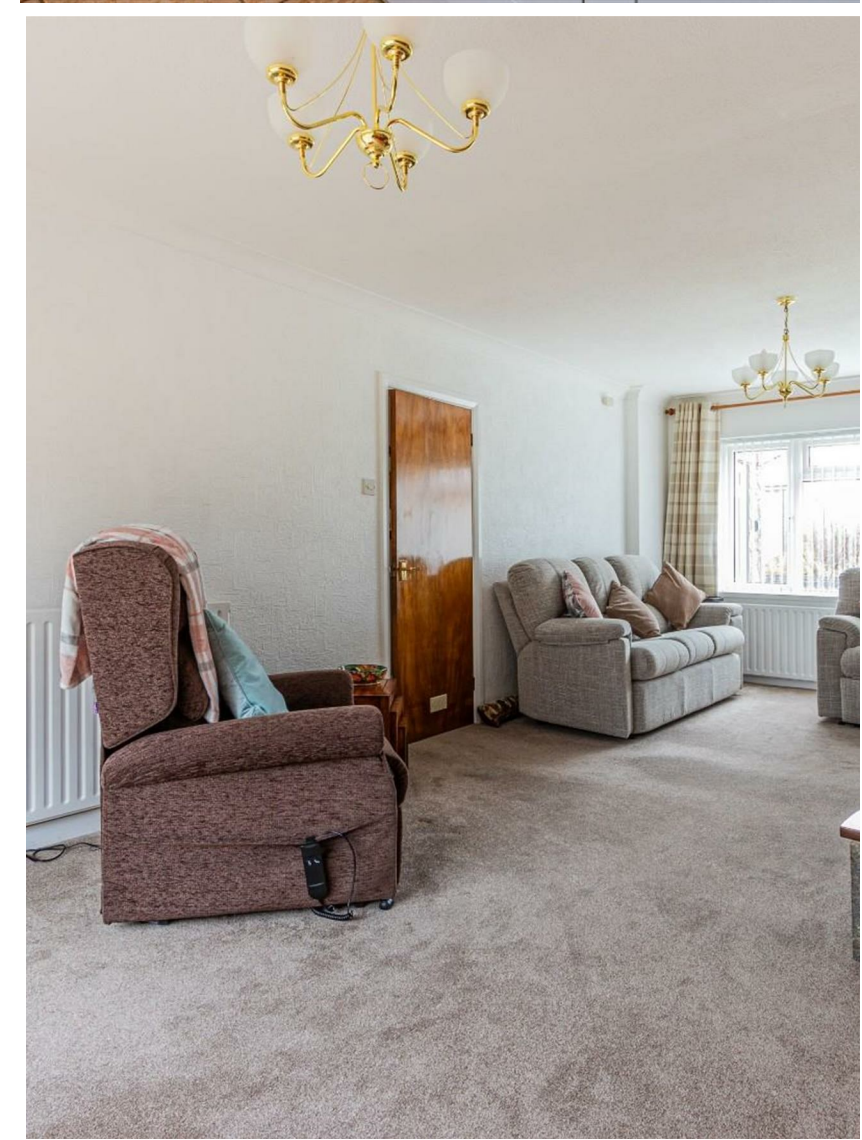
**SCHOOL CATCHMENT**

My English medium primary catchment area is Llysfaen Primary School (year 2023-24)

My English medium secondary catchment area is Llanishen High School (year 2023-24)

My Welsh medium primary catchment area is Ysgol Y Wern (year 2023-24)




My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2023-24)





## ROWAN WAY

LISVANE, CF14 0TD - £625,000

 4 Bedroom(s)  1 Bathroom(s)  1422.47 sq ft

Jeffreygross are proud to bring to the market this impressive family home in the sought after area of Lisvane. This sizeable 4 bedroom detached family home is perfectly positioned for Lysfaen Primary school and set in approx 1,422 SQFT . The property briefly comprises Entrance porch, hallway large living room with sliding doors on to the garden, Separate dining room, downstairs wC, modern fitted kitchen, large utility room and internal access to single garage. To the first floor are 4 good size bedrooms and family bathroom. To the rear is an impressive family garden that backs onto the primary school playing fields, to the front is driveway parking for several vehicles. This property offers so much potential for the next home owner to really make it their own.

Take a look at our interactive walk through tour for a closer look. You can even space plan your furniture as the VR and floorplan is to scale.



### PROPERTY SPECIALIST

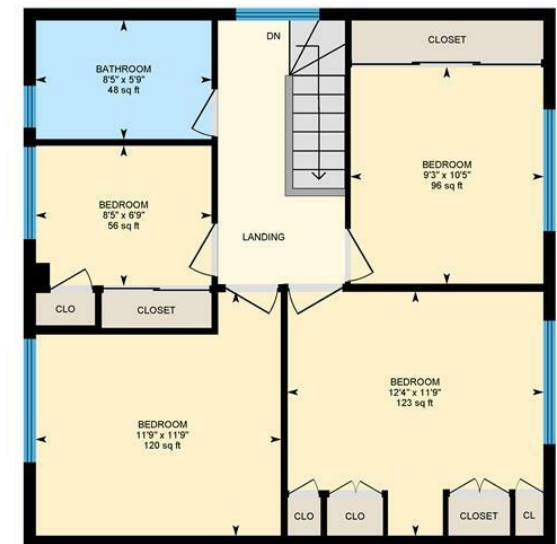
Mr Elliott Hooper-Nash  
Elliott@jeffreygross.co.uk  
02920 499680  
Director





# Rowan Way, Lisvane, CRF

Main Building: Total Interior Area 1422.97 sq ft



Ground Floor

1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Rowan Way, Cardiff



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	