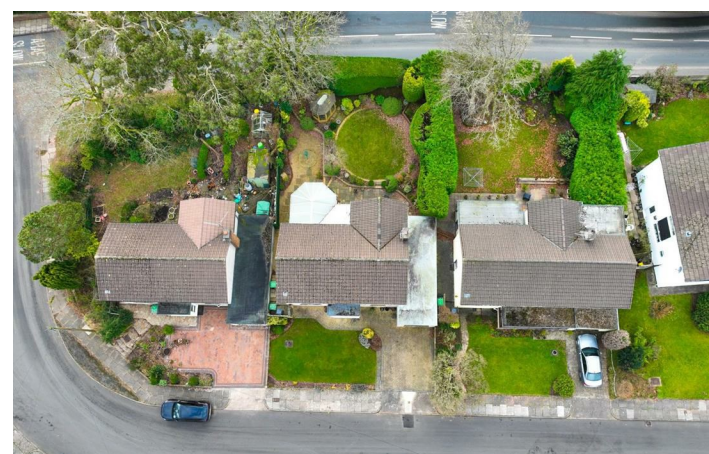


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HOLLY GROVE
LISVANE



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

ENTRANCE PORCH

HALLWAY
2.03m x 4.12m (6'7" x 13'6")

KITCHEN
5.43m x 3.6m (17'9" x 11'9")

DINING ROOM
3.33m x 3.06m (10'11" x 10'0")

LIVING ROOM
5.44m x 3.61m (17'10" x 11'10")

DOWNSTAIRS WC
2.05m x 1.66m (6'8" x 5'5")

SUN ROOM
4.87m x 5.60m (15'11" x 18'4")

TO THE FIRST FLOOR

BEDROOM ONE
4.19m x 3.62m (13'8" x 11'10")

BEDROOM TWO
3.33m x 3.05m (10'11" x 10'0")

BEDROOM THREE
3.18m x 2.73m (10'5" x 8'11")

BEDROOM FOUR
3.32m x 2.65m (10'10" x 8'8")

BATHROOM
2.19m x 2.83m (7'2" x 9'3")

GARAGE
9.40m x 3.17m (30'10" x 10'4")

GARDEN
Beautifully maintained garden with mature hedge and fence boundary

DRIVEWAY
Parking for 2 cars

TENURE
We are informed 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)

ADDITIONAL INFORMATION
No Chain
Sizeable family home with stacks of potential.
Cavity Wall insulation added
New boiler in 2019
New Consumer unit - 2021
Fully double glazed



“
Detached family home in a sought after location, short walk to the train station. This family home offers real potential for the next home owner given the size and plot.
”

Comments by - Mr Elliott Hooper-Nash



HOLLY GROVE

LISVANE, CF14 0UJ - £575,000

4 bedrooms 1 bathroom(s) 1842.11 sq ft

JeffreyRoss are proud to bring to the market this brilliantly sized four bedroom detached family home in the sought after area of Lisvane. The property is set over two floors and approx 1,842 SQFT making it great value in an ever growing area. The property briefly comprises entrance porch, hallway, downstairs WC, large living room with french doors onto the garden, formal dining room, kitchen break fast room that leads on to an impressive sun room (built in 2004) that leads onto the garden. To the first floor are 4 good sized bedrooms and family bathroom. To the front is driveway parking and access to a very large garage that offers further potential for extending. This property has been extremely well maintained and is offered to the market with no onward chain.

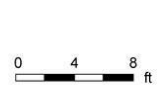
Take a closer look at the potential via our interactive Walk through tour.

PROPERTY SPECIALIST
Mr Elliott Hooper-Nash
 Elliott@jeffreycross.co.uk
 02920 499680
 Director



Holly Grove, Lisvane, CRF

Main Building: Total Interior Area 1305.71 sq ft



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.

