

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



HOLLY GROVE
LISVANE



Holly Grove, Lisvane, CRF

Main Building: Total Interior Area 2072.01 sq ft



0 5 10
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.



A hidden gem, this is one not to miss! The large garden boasts a great patio area and a huge lawn. The incredible family sitting room with high vaulted ceilings, overlooking the garden is a brilliant space, all year round. The property is within easy reach of all local amenities, Lisvane Primary School, Lisvane railway station, and has excellent transport links with easy access to the M4/A48

This beautifully presented family residence combines comfort, style, and convenience in one impressive package. Don't miss the opportunity to make this house your home in the heart of Lisvane's picturesque surroundings. Call the office on 02920 499680 to book a viewing today!
Comments by - Mr Ollie Vincent



HOLLY GROVE

LISVANE, CF14 0UJ - ASKING PRICE - £799,950



4 Bedroom(s)



3 Bathroom(s)



2072.00 sq ft

Nestled in the charming location of Holly Grove, Lisvane, this detached family home is a true gem waiting to be discovered. What appears to be a simple, yet beautifully presented 4-Bed from the outside.. turns out to be an incredibly designed, stylish & well considered property on the inside! Boasting 3 fantastic reception rooms, a seriously impressive kitchen, a private balcony over-looking a large garden with beautiful lawns, 4 bedrooms, 2 with en-suite.

Step into the property through the entrance porch, into bright, open, reception hall. The engineered oak flooring with underfloor heating, takes you directly through to the heart of the home. An enormous 'Hacker' kitchen / diner with double doors, looking straight out into the garden. Featuring the usual integrations, a free-standing American style fridge-freezer, 'Rangemaster' cooker, and a separate utility room. Just off the kitchen is a well-proportioned dining room, with steps that take you down into the show-piece of the house.

- The main living room is exceptional -

You are instantly drawn to the impressive, high vaulted ceilings, log burner & huge sliding doors that really do bring the outside in. A unique space that has to be seen to be believed.

The home office / study is tucked away nicely, and you'll find a 2nd family sitting room that's almost as big as the 1st with a stunning mantelpiece & gas fire.

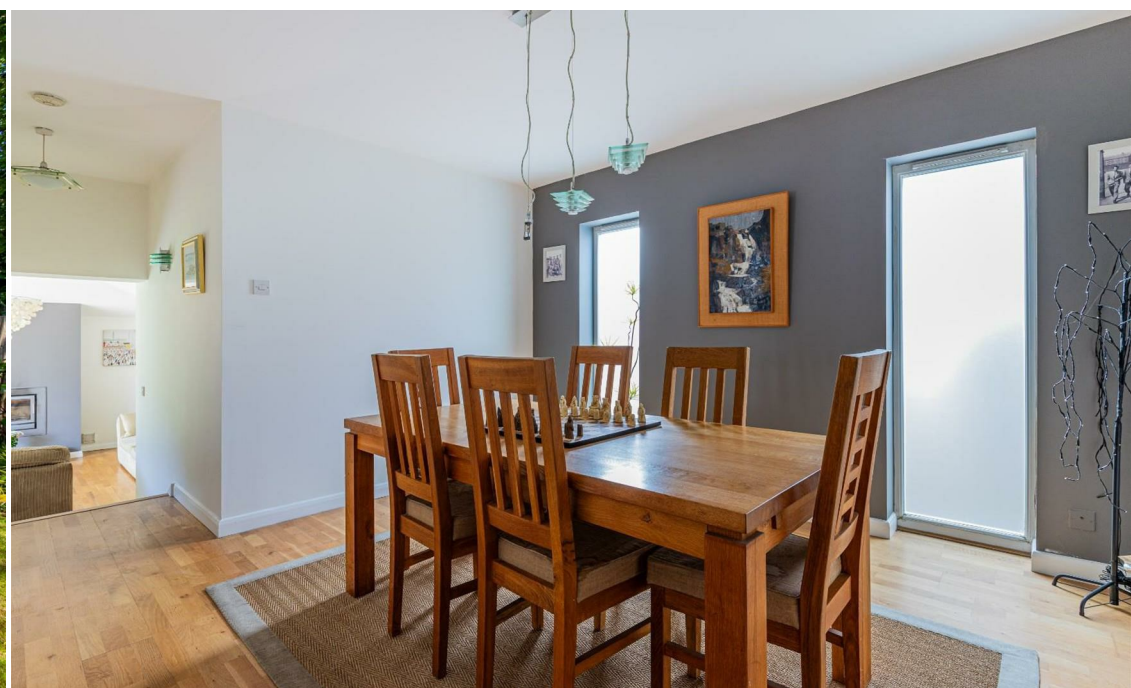
Walk upstairs, past the stained glass window with light streaming through, & you'll find the main bedroom with ensuite, & yet another masterpiece the house has to offer.. a huge feature balcony, overlooking the beautifully established garden & lawns, perfect for a morning coffee in the sunshine! Continue round to see the 2nd Bedroom (another great sized double with access to the balcony, and with ensuite), 2 double bedrooms & the family bathroom.

Outside, discover the double depth garage, large garden with patio sitting areas perfect for enjoying the incredible outside space.

PROPERTY SPECIALIST

Mr Ollie Vincent
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Entrance Porch
3.96m.2.44m x 1.52m.3.35m (13.8 x 5.11)

Entrance Hall

WC

Loung / Living Room
3.66m x 4.57m.3.35m (12 x 15.11)

Office
2.13m.0.91m x 2.13m.2.44m (7.3 x 7.8)

Family / Sitting Room
4.57m.0.30m x 5.49m.0.30m (15.1 x 18.1)

Dining Room
3.66m x 3.96m (12 x 13)

Kitchen / Diner
4.57m x 5.18m (15 x 17)

Utility Room
2.13m.3.35m x 1.83m.0.30m (7:11 x 6:1)

Bedroom 1
2.74m.3.35m x 4.88m.2.13m (9.11 x 16.7)

En-suite
0.61m.2.74m x 2.74m.1.83m (2.9 x 9.6)

Balcony

Bedroom 2
3.96m.3.35m x 3.05m.3.35m (13.11 x 10.11)

En-suite
1.83m x 1.83m.0.30m (6 x 6.1)

Bedroom 3
3.35m.0.30m x 3.35m.0.30m (11.1 x 11.1)

Bedroom 4
2.13m.2.13m x 3.05m.0.61m (7.7 x 10.2)

Family Bathroom
2.13m.3.05m x 2.13m.0.61m (7.10 x 7.2)

Double Garage

Garden
Landscaped rear garden,
Large patio,
Large lawn.
Exterior lighting.

Awning
Balcony

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

Additional Information
Large plot - Lawn Garden
Double garage
Quiet cul-de-sac location

School Catchment
My English medium primary catchment area is
Llysfaen Primary School (year 2024-25)

My English medium secondary catchment area is
Llanishen High School (year 2024-25)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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 