

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HEOL NANT GLANDULAS
LISVANE



ENTRANCE HALLWAY

DOWNSTAIRS WC

LIVING ROOM

3.32m x 4.83m (10'10" x 15'10")

STORAGE CUPBOARD

KITCHEN / DINER

5.53m x 3.47m (18'1" x 11'4")

UTILITY CUPBOARD

TO THE FIRST FLOOR

LANDING

BEDROOM ONE

3.42m x 3.45m (11'2" x 11'3")

Fitted wardrobes and door to ensuite.

ENSUITE

BEDROOM TWO

3.42m x 3.62m (11'2" x 11'10")

Built in wardrobes

BATHROOM

2.02m x 1.70m (6'7" x 5'6")

BEDROOM THREE

2.67m x 2.59m (8'9" x 8'5")

GARDEN

Landscaped garden to rear with raised decked area to the back and fenced boundary

DRIVEWAY

Block paved driveway to the front.

TENURE

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

COUNCIL TAX

Band - F

ADDITIONAL INFORMATION

New build warranty of 10 years from completion in 2020 - Approx 6 years remaining.

Immaculately presented

Landscaped garden




Hidden off the main road





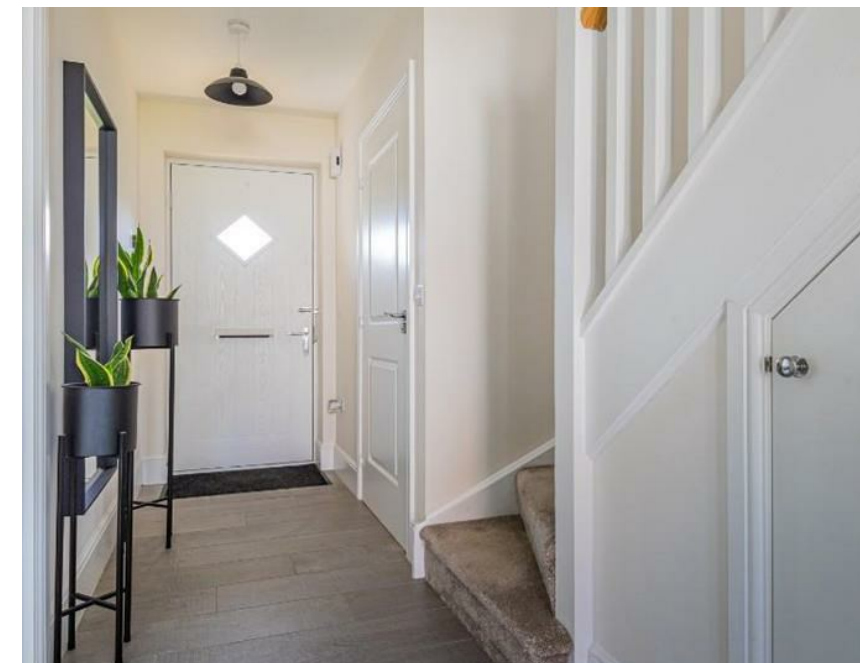
HEOL NANT GLANDULAS

LISVANE, CF14 0AB - £410,000

 3 Bedroom(s)  2 Bathroom(s)  963.34 sq ft

Located in the charming Heol Nant Glandulas, Lisvane, this stunning semi-detached house is a true gem waiting to be discovered. Boasting three double bedrooms, this nearly new build property offers ample space for comfortable living. Built in 2020, this beautifully presented home comes with the assurance of a 10-year warranty from new (approx 6 years remaining), providing peace of mind for the lucky new owners. The property features two bathrooms, ensuring convenience and privacy for all residents. One of the highlights of this property is its meticulously landscaped garden, perfect for enjoying the outdoors and hosting gatherings with friends and family. With a total of 963 square feet of living space, there is plenty of room to make this house your own.

Don't miss the opportunity to own this modern and stylish home in a desirable location. Book a viewing today and envision the possibilities that this property holds for you and your loved ones.



PROPERTY SPECIALIST

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Director





Heol Nant Glandulas, Lisvane

Heol Nant Glandulas, Lisvane, CRF

Main Building: Total Interior Area 963.64 sq ft



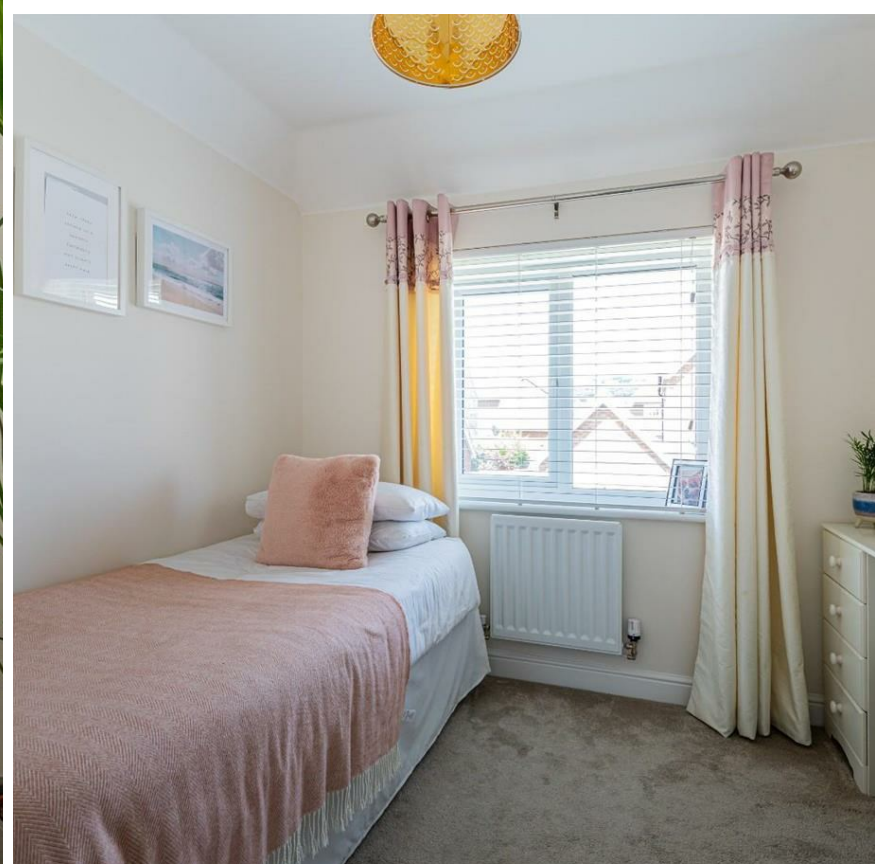
Ground Floor



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	