

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



LISVANE ROAD
LISVANE



Protea House, Lisvane Road, Lisvane, CF14 0SF

Total Area: 286.9 m² ... 3088 ft²

All measurements are approximate and for display purposes only





A fantastic family home on arguably Lisvane's most exclusive road. This property is perfect for entertaining and the additional Annex / home office gives this home incredible versatility for any family.

Comments by - Mr Elliott Hooper-Nash



LISVANE ROAD

LISVANE, CF14 0SF - ASKING PRICE - £925,000

 6 Bedroom(s)  3 Bathroom(s)  3088.12 sq ft

Welcome to Lisvane Road, Lisvane - a stunning property that offers the epitome of luxury living in a detached house. This impressive residence boasts 3 reception rooms, perfect for entertaining guests or relaxing with family. With 6 spacious bedrooms and 3 modern bathrooms, there is ample space for everyone in the household.

Spanning across 3,088 square feet, this property offers a generous living space that is both comfortable and versatile. Situated on a 0.21-acre plot, the house provides a sense of privacy and tranquillity, making it a peaceful retreat from the hustle and bustle of everyday life.

One of the standout features of this property is the large driveway with an electric gate, ensuring security and convenience for residents and their guests. The stylish kitchen diner is a chef's dream, offering a perfect space to create culinary delights and entertain loved ones.

Additionally, the converted bar in the garden with a log burner adds a touch of sophistication and charm to the outdoor space, making it an ideal spot for hosting gatherings or simply unwinding after a long day.

Don't miss out on the opportunity to make this exquisite property your new home. Contact us today to arrange a viewing and experience the luxury and comfort that Lisvane Road has to offer.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





Entrance hallway
5.13m x 2.73m (16'9" x 8'11")

Living Room
6.57m x 4.83m (21'6" x 15'10")

Dining Room / Bar
5.13m x 4.23m (16'9" x 13'10")

Kitchen / Breakfast Room
8.45m x 3.59m (27'8" x 11'9")

Utility
4.21m x 2.13m (13'9" x 6'11")

Annex / Study / Bedroom Six
7.03m x 2.61m (23'0" x 8'6")

Ensuite
2.49m x 1.50m (8'2" x 4'11")

Second Reception
4.81m x 4.21m (15'9" x 13'9")

Downstairs WC

To the first floor

Landing

Master Bedroom
6.09m x 4.80m (19'11" x 15'8")

Ensuite
3.11m x 1.67m (10'2" x 5'5")

Walk in wardrobe

Bedroom Two
4.83m x 4.23m (15'10" x 13'10")

Bedroom Three
4.26m x 3.92m (13'11" x 12'10")

Family Bathroom
2.89m x 2.88m (9'5" x 9'5")

Bedroom Four
4.73m x 2.89m (15'6" x 9'5")
Currently used as a gym and art studio.

Bedroom Five
4.88m x 3.76 (16'0" x 12'4")

Garden
Impressive family garden, large lawned area, mature boarders, walled boundary and large patio areas. The garden further benefits its own bar.

Bar
Constructed by the current owners out of pallets during lock down is this incredible space for entertaining that benefits its own log burner.

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

Council Tax
Band - I

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)

My Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82

England & Wales EU Directive 2002/91/EC





