

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



CLOS LLYSFAEN
LISVANE

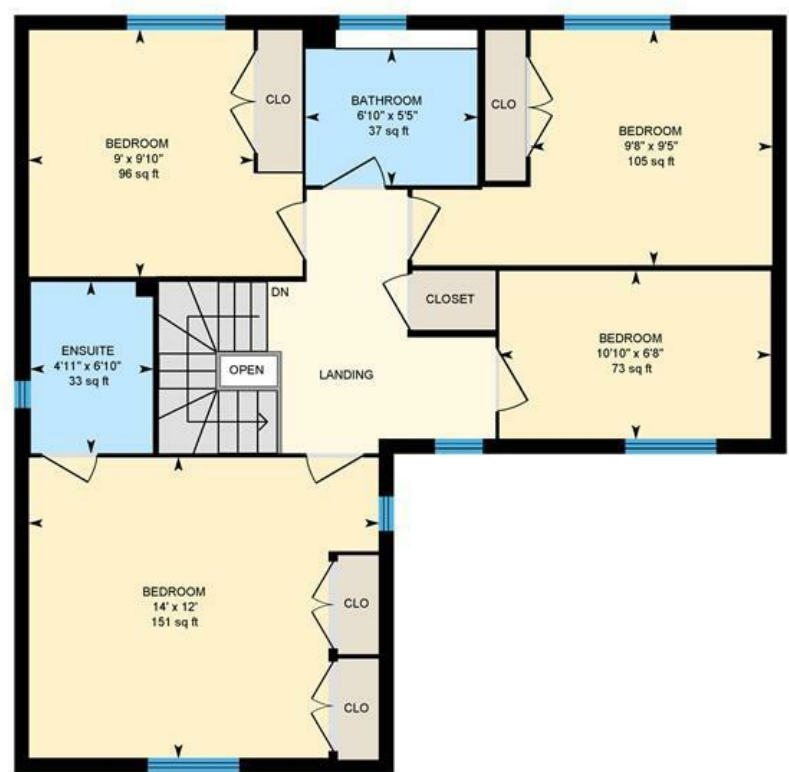


Clos Llysfaen, Lisvane, CRF

Main Building: Total Interior Area 1188.99 sq ft



Ground Floor



1st Floor



A family home in a popular, sought after address. This beautiful home is immaculately presented. You really can move straight in! Being so close to the station is excellent, and with nature right on your doorstep, this property is not to be missed. Call 02920 499680 and book your viewing today!

Comments by - Mr Ollie Vincent



CLOS LLYSFAEN

LISVANE, CF14 0UP - ASKING PRICE - £600,000



4 Bedroom(s)



2 Bathroom(s)



1238.00 sq ft

Nestled in the sought-after area of Lisvane, this stunning 4-bedroom detached family home on Clos Llysfaen is a true gem waiting to be discovered. Boasting 2 reception rooms, 2 bathrooms, and a generous 1,238 sq ft of living space, with new carpets throughout, this property is perfect for those seeking a spacious and comfortable abode.

As you step into this delightful home, you are greeted by an inviting entrance hallway leading to the recently renovated kitchen and utility room, equipped with 'Neff' integrated appliances. The large, bay fronted living room is light, modern and well proportioned, and the separate dining room, currently set up as a snug, offers ample space for entertaining guests or simply relaxing with the family. The utility room and ground floor WC add convenience to everyday living.

Upstairs, the master bedroom with its own, new, en suite shower room provides a private sanctuary, while the three additional well-proportioned bedrooms and family bathroom ensure plenty of room for everyone. The property also features new carpets, blinds, and a fresh coat of paint, giving it a pristine and welcoming feel.

Outside, the mature and landscaped gardens, complete with a lovely patio area, offer the perfect setting for enjoying the west-facing garden, ideal for soaking up the daytime and evening sunshine.

Parking is a breeze with space for 3 vehicles, including a single garage with an up and over door, and a driveway for a couple of cars. Located within walking distance to Lisvane train station and a short drive to Sainsbury's supermarket, this home is not only convenient but a stones throw from Parc Cefn Onn.

This property is a perfect family home, ideal for those who need access to good schools in the local area and appreciate having extra space, with nature right on your doorstep.

Don't miss out on the opportunity to own this well-maintained and established family home in a prime location. Contact JeffreyRoss today on 02920499680!

PROPERTY SPECIALIST

Mr Ollie Vincent
ollie.vincent@jeffreycross.co.uk





Entrance Hall
3.07m x 2.11m (10'1" x 6'11")

Living Room 1
4.24m x 4.19m into bay (13'11" x 13'9" into bay)

Living Room 2 / Dining Room
2.92m x 2.72m (9'7" x 8'11")

Kitchen
3.66m x 2.92m (12 x 9'7")

Utility Room / Laundry
1.47m x 2.13m (4'10" x 7')

WC

To the First Floor

Landing

Bedroom One
4.27m x 3.66m (14 x 12)

En-suite Shower Room
1.50m x 2.08m (4'11" x 6'10")

Bedroom Two
2.74m x 3.00m (9 x 9'10")

Bedroom Three
2.95m x 2.87m (9'8" x 9'5")

Bedroom Four
3.33m x 2.03m (10'11" x 6'8")

Family Bathroom
2.08m x 1.65m (6'10" x 5'5")

Garage
5.03m x 2.49m (16'6" x 8'2")

Garden
West Facing Garden

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

School catchment
My English medium primary catchment area is Llysfaen Primary School (year 2023-24) Llysfaen Primary School (year 2024-25)

My English medium secondary catchment area is Llanishen High School (year 2023-24) Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Wern (year 2023-24) Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2023-24) Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

Additional Information

- Large Garden
- West Facing
- Sun Trap
- Great School Catchment
- Excellent Transport Links
- New Kitchen
- New Ensuite
- New Carpets
- New Boiler



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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 