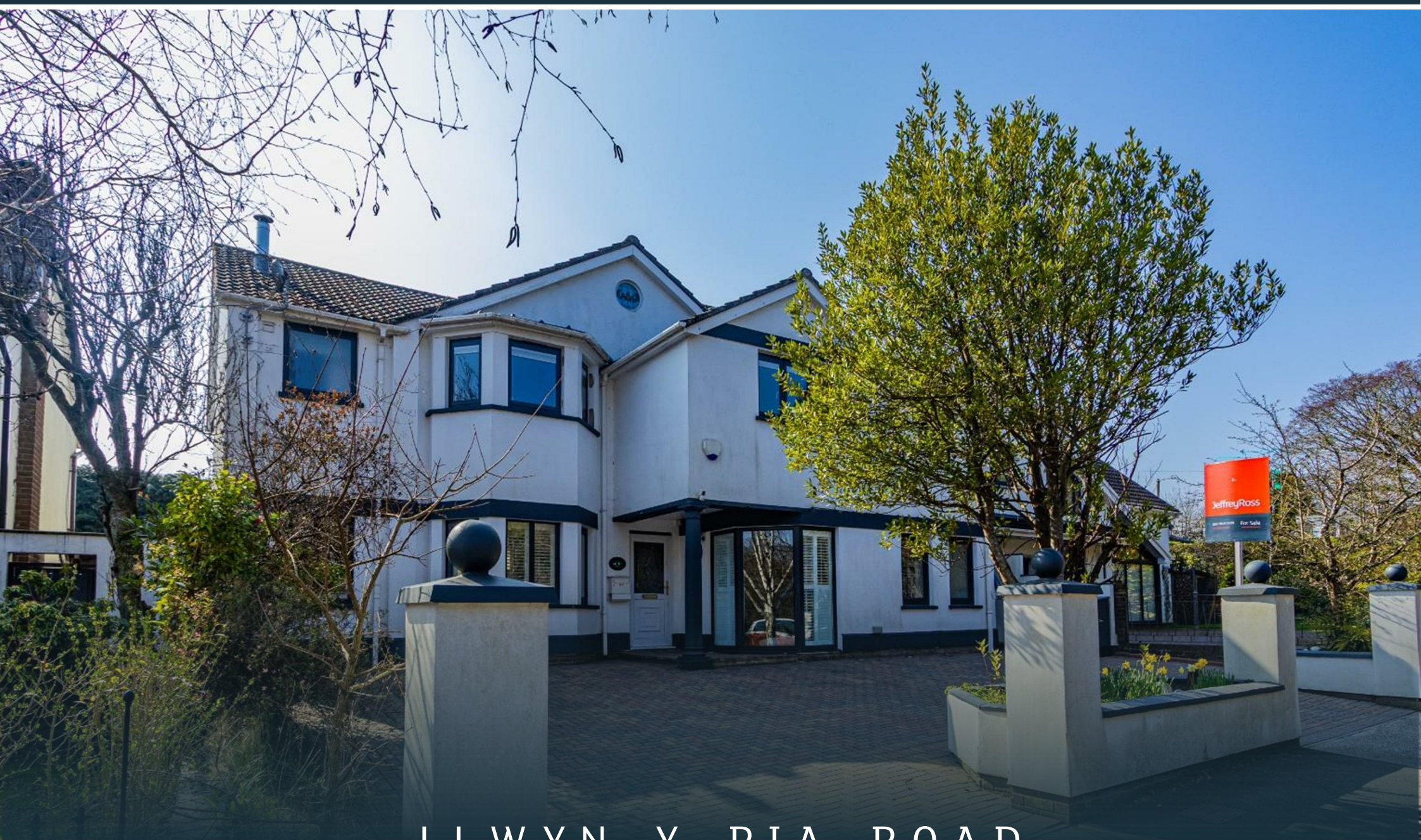


Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



LLWYN Y PIA ROAD

LISVANE



Llwyn Y Pia Rd, Lisvane, CRF

Main Building: Total Interior Area 2464.41 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.



An incredible family home in the heart of Lisvane.. An impressive open plan, modern space.. One that is not to be missed. Call 02920 499680 and book your viewing today!

Comments by - Mr Max Tustin



LLWYN Y PIA ROAD

LISVANE, CF14 0SZ - ASKING PRICE - £825,000



5 Bedroom(s)



4 Bathroom(s)



2464.00 sq ft

Nestled on the esteemed Llwyn Y Pia Road in the charming suburb of Lisvane, Cardiff, this exceptional five-bedroom detached house presents an outstanding opportunity for discerning buyers. This property stands out as the finest of its kind on the road, offering a perfect blend of elegance and modern living.

Upon entering, you are greeted by two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The layout is thoughtfully designed to provide ample space and comfort, making it a perfect family home. The property boasts five well-appointed bedrooms, ensuring that there is plenty of room for everyone. Three of these bedrooms feature en-suite bathrooms, providing a touch of luxury and convenience for family members and guests alike.

The location is particularly advantageous, being in close proximity to a train station, which offers excellent transport links to Cardiff city centre and beyond. This makes it an ideal choice for commuters or those who enjoy the convenience of easy access to urban amenities while residing in a tranquil suburban setting.

With four bathrooms in total, this home is designed to accommodate the needs of a modern family, ensuring that morning routines run smoothly. The combination of spacious living areas, luxurious en-suites, and a prime location makes this property a rare find in Lisvane.

In summary, this remarkable detached house on Llwyn Y Pia Road is a perfect blend of comfort, style, and convenience, making it an ideal choice for families seeking a prestigious home in Cardiff. Do not miss the opportunity to make this exquisite property your own.

PROPERTY SPECIALIST

Mr Max Tustin
max@jeffreygross.co.uk
Sales Negotiator



Hallway
1.42m x 4.80m (4'8 x 15'9)

W/C

Boot Room
2.26m x 7.37m (7'5 x 24'2)

Utility Room
2.39m x 4.60m (7'10 x 15'1)

Kitchen Area
4.37m x 4.75m (14'4 x 15'7)

Pantry

Dining Area
3.38m x 4.80m (11'1 x 15'9)

Living Area
5.61m x 5.64m (18'5 x 18'6)

Office
1.83m x 3.28m (6 x 10'9)

Gym
1.98m x 1.93m (6'6 x 6'4)

Living Room (Snug)
3.91m x 5.26m (12'10 x 17'3)

To the First Floor

Landing

Bedroom 1
3.86m x 4.60m (12'8 x 15'1)

Ensuite
1.78m x 3.45m (5'10 x 11'4)

Bedroom 2
3.61m x 3.53m (11'10 x 11'7)

Ensuite
1.80m x 2.21m (5'11 x 7'3)

Bedroom 3
3.02m x 4.17m (9'11 x 13'8)

Ensuite
2.44m x 0.99m (8 x 3'3)

Bedroom 4
3.78m x 3.33m (12'5 x 10'11)

Bedroom 5 / Walk in Wardrobe
2.74m x 2.57m (9 x 8'5)

Bathroom
1.73m x 2.57m (5'8 x 8'5)

Garden

Tenure

Council Tax
BAND H

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)

Additional Information
Access to Nature / Reservoir
Access to M4
Village Living
Excellent School Catchment



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		
England & Wales	EU Directive 2002/91/EC 