

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



LISVANE ROAD
LISVANE



The Blacksmiths, Lisvane Road, Lisvane, CF14 0SG



Total Area: 219.4 m² ... 2361 ft²
All measurements are approximate and for display purposes only






This is a truly impressive property. Beautifully designed and perfectly presented, this is a home not to be missed! With 4 Double Bedrooms, multiple reception rooms and the addition of a Private balcony, Juliet balcony, and Mezzanine, this is a property not to be missed! Call the office on 02920 499680 and book your viewing today, to make this house your home!

Comments by - Mr Ollie Vincent



LISVANE ROAD

LISVANE, CF14 0SG - ASKING PRICE - £850,000

 4 Bedroom(s)  2 Bathroom(s)  2374.00 sq ft

Jeffrey Ross are delighted to present 'The Blacksmiths' combining elegance with modern living. This stunning residence features four spacious bedrooms, making it an ideal family home. The property is immaculately presented, with vaulted ceilings, balconies, zonal underfloor heating throughout, powered by a heat pump for energy efficiency.

Enter through the grand hallway on the ground floor, beautifully finished with herringbone flooring & impressive bespoke staircase. Continue to the expansive open plan Kitchen / Diner / Living Room, bathed in natural light, thanks to 2 sets of large patio doors that open to the outside, creating a bright and inviting atmosphere. The kitchen is equipped with the usual integrated appliance and a stylish breakfast island with beautiful worktop. Two additional, versatile reception rooms, also featuring patio doors, provide flexible options for use as extra bedrooms, a playroom, or even a gym. Completing the ground floor are a separate utility room and a stylish WC.

As you ascend to the first floor, you are greeted by a spacious landing area with vaulted ceilings & full-height windows, currently serving as a sitting area with French doors leading to a Juliet balcony. With an impressive additional mezzanine space above.

The four double bedrooms are designed for comfort, each with wood effect flooring and built-in wardrobes. The incredible master suite, features its own private balcony, a generous walk-in wardrobe, and a contemporary en-suite shower room adorned with luxurious finishes. The modern family bathroom is equally striking, showcasing a freestanding bath and a large walk-in shower, all elegantly tiled.

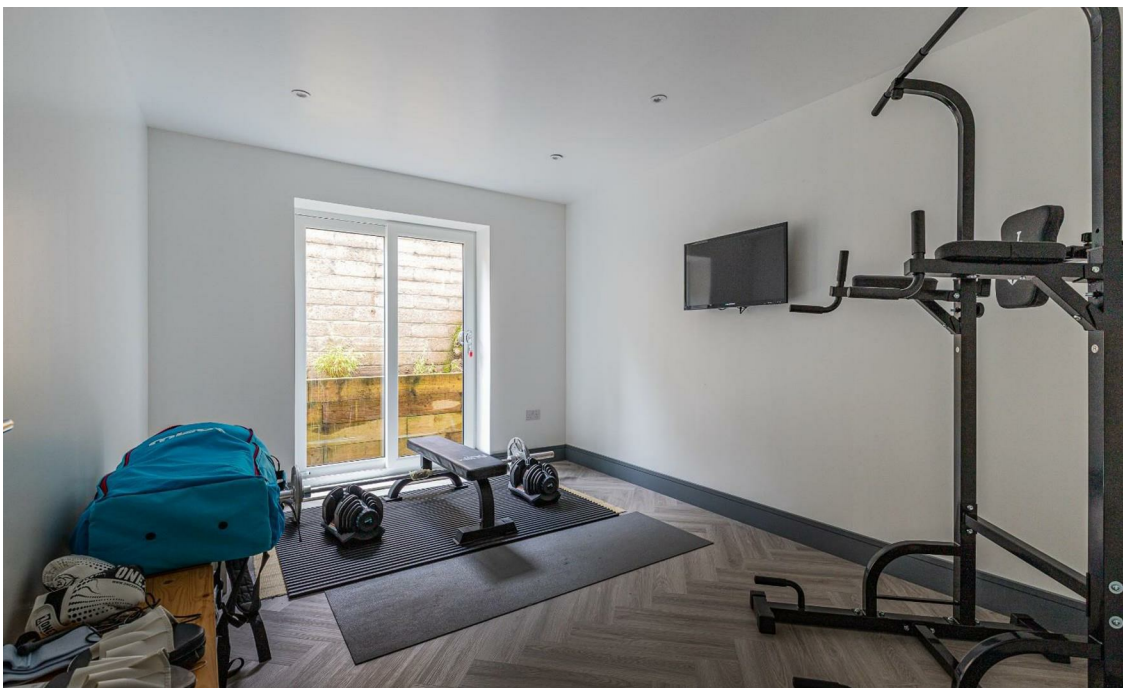
Outside, the property boasts a driveway leading to an integral garage and an electric car charger, catering to modern living needs, while the low-maintenance garden offers a delightful patio area and artificial lawn, perfect for outdoor relaxation and play.

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PROPERTY SPECIALIST

Mr Ollie Vincent
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Hallway

Kitchen / Diner / Living Room 1
4.14m x 9.37m (13'7 x 30'9)

Utility Room

W/C

Garage / Storage
4.09m x 2.44m (13'5 x 8'0)

Reception Room 2 (Play Room)
4.09m x 3.02m (13'5 x 9'11)

Reception Room 3 (Gym)
4.09m x 3.02m (13'5 x 9'11)

To the First Floor

Master Suite (Bedroom)
3.86m x 3.25m (12'8 x 10'8)

Master Suite (Wardrobe)
4.29m x 2.06m (14'1 x 6'9)

Master suite (En Suite)
3.68m x 1.55m (12'1 x 5'1)

Family Bathroom
2.06m x 2.77m (6'9 x 9'1)

Bedroom 2
3.84m x 4.80m (12'7 x 15'9)

Bedroom 3
3.84m x 4.47m (12'7 x 14'8)

Bedroom 4
2.74m x 2.74m (9'0 x 9'0)

Landing
4.14m x 7.09m (13'7 x 23'3)

Mezzanine

Garden
Small Private Garden
Patio area
Astro Turf

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

Council Tax
Band H

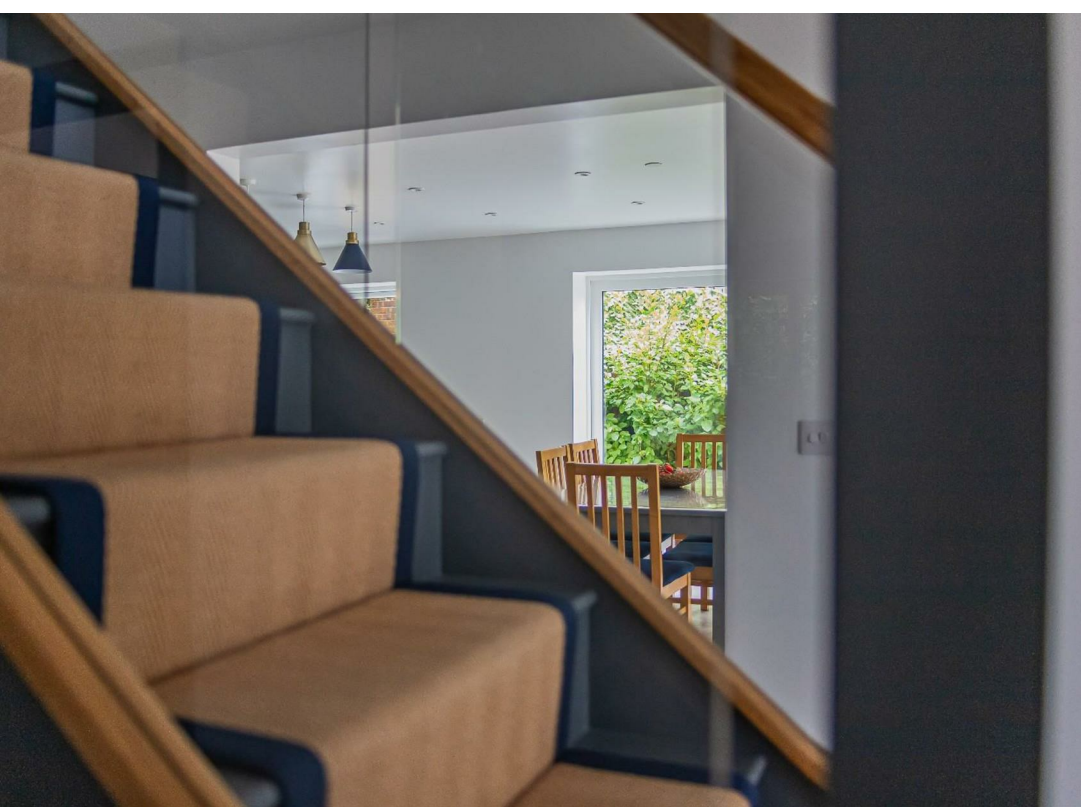
School Catchment
My English medium primary catchment area is Llysfaen Primary School (year 2024-25)

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
Underfloor heating
Bespoke Design House
Incredible stair case and wrap around Landing
Mezzanine
Private Balcony
Additional Juliet Balcony



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(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





