

# *The Maples*

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CARDIFF

VALE

CAERPHILLY

BRISTOL





One of the finest homes you will see in South Wales, purpose built by the current owners with attention to detail that is rare to see in a modern home.

Comments by Mr Ross Hooper-Nash



**Property Specialist**  
**Mr Ross Hooper-Nash**  
Director

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We put our heart and soles into the design and build of our home ensuring every detail was carefully considered. We have loved living here over the last 10 years and now feel its time for the next family to enjoy as much as we have.

Comments by the Homeowner







# Lisvane Road

*Lisvane, Cardiff, CF14 0SG*

Asking Price

**£2,200,000**



5 Bedroom(s)



4 Bathroom(s)



4480.55 sq ft



Contact our  
***Llanishen Branch***  
02920 499680

Nestled in the sought-after Lisvane Road in Cardiff, this stunning detached house is a true gem waiting to be discovered. Boasting 4 reception rooms and 5 bedrooms spread across its spacious 4,481 sq ft, this property offers ample space for comfortable living.

With 4 bathrooms, parking for multiple vehicles, and a generous 0.62-acre plot, this house combines luxury with practicality. Built in 2017 by the current owners, the design was inspired by the renowned Ty Draw Road in Penylan, adding a touch of elegance and sophistication.

This property, arguably one of the finest on Lisvane Road, presents a unique opportunity to own a piece of architectural excellence. Whether you're looking for a family home or a place to entertain guests, this house caters to all your needs with its well-thought-out design and spacious layout.

Don't miss the chance to own this masterpiece that exudes charm and character in every corner. Embrace the beauty of modern living in this exceptional home that promises a lifestyle of comfort and luxury.



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|                                                                                                    |                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hallway 25'11 x 13'1 (7.90m x 3.99m)                                                      | Gallery Landing                                                             | Bedroom Four 16'7 x 13'1 (5.05m x 3.99m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Family / TV room 21'1 x 13'1 (6.43m x 3.99m)                                                       | Master Suite<br>Accessed via double doors and benefits:                     | Ensuite 9'4 x 7'11 (2.84m x 2.41m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Home Office / Music Room 21'1 x 13'1 (6.43m x 3.99m)                                               | Walk in wardobes 12'10 x 13'10 (3.91m x 4.22m)                              | Bedroom Five / Home Gym 20'2 x 13'11 (6.15m x 4.24m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Cloak Room                                                                                         | Separate WC to ensuite 6'4 x 6'5 (1.93m x 1.96m)                            | Front                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Laundry 6'2 x 10'7 (1.88m x 3.23m)                                                                 | Ensuite 8' x 13' (2.44m x 3.96m)                                            | Garden                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| WC                                                                                                 | Bedroom Area 12'8 x 13'1 (3.86m x 3.99m)                                    | Tenure<br>We are advised by our client that the property is Freehold, this is to be confirmed by your legal advisor.                                                                                                                                                                                                                                                                                                                                                                                                     |
| Double Garage 26'2 x 21'4 (7.98m x 6.50m)                                                          | Terrace<br>Accessed via sliding doors to terrace with views over the garden | Council Tax<br>Band - I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Open plan Kitchen / Living & Dining Room 52'14 x 22'8 widest points (15.85m x 6.91m widest points) | Bedroom Two 21'3 x 13'1 widest points (6.48m x 3.99m widest points)         | Additional Information<br>Design and built 7 years ago by the current owners Chalkhouse Kitchen, laundry rooms, fitted wardrobes and bathroom furniture<br>Built in speakers throughout the home<br>EPC Rating if B - making it an efficient home to run<br>Underfloor heating throughout<br>Control 4 Home automation for TV/Audio, lighting, CCTV and heating<br>Irrigation/sprinkler system run off harvested rainwater reservoir.<br>Traditional construction with block and beam flooring to the first floor level. |
| Kitchen Braekfast area 13'1 x 23'7 (3.99m x 7.19m)                                                 | Ensuite 6'6 x 6'5 (1.98m x 1.96m)                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Hidden Pantry 8'2 x 6'6 (2.49m x 1.98m)                                                            | Storage cupboard 6'4 x 9'1 (1.93m x 2.77m)                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Utility 6'4 x 10'5 (1.93m x 3.18m)                                                                 | Bedroom Three 20'9 x 13'1 (6.32m x 3.99m)                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Second downstairs WC                                                                               | Ensuite 11' x 8'3 (3.35m x 2.51m)                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| To the first floor                                                                                 |                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |









| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 87                      | 90        |
| (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 |           |

