

BRINSONS

STYLISH SALES
& LETTINGS
CAERPHILLY'S HOME FOR



LISVANE ROAD
CARDIFF



Long Acre, Lisvane Road, Lisvane, CF14 0SG



Total Area: 355.5 m² ... 3826 ft²
All measurements are approximate and for display purposes only



This is a truly impressive property with huge amounts of character and vast amounts of space and potential. The grounds are beautifully established and maintained. There are so many lovely character features, yet so much more potential to be gained. A truly rare find. Call 02920 499680 and book your viewing today.

Comments by - Mr Ross Hooper-Nash



LISVANE ROAD

LISVANE, CF14 0SG - ASKING PRICE - £1,300,000

 4 Bedroom(s)  3 Bathroom(s)  3626.00 sq ft

Jeffrey Ross are proud to present, Long Acre. Situated on the prestigious Lisvane Road in Cardiff, this remarkable detached house offers an exquisite blend of space, comfort, and elegance, perfect for families seeking a luxurious living environment. The property has not been sold for over 45 years, a truly rare find.

Spanning an impressive 3,626 square feet, the property is set back from the road and features a private, gated driveway with parking for up to 4 cars, with the addition of a triple garage with motorised door.

Upon entering, through to the impressive entrance hall, with chandelier and stained glass windows, you are welcomed by four beautifully appointed reception rooms, each designed to cater to various needs, whether it be relaxation, entertainment, or family gatherings.

The residence features four spacious bedrooms, 2 en-suites and a family bathroom. Each bedroom serving as a peaceful retreat, filled with natural light and ample storage options. The impressive main bedroom boasts a walk-in wardrobe, a sizeable en-suite bathroom and 'Juliette Balcony', ensuring a touch of luxury and convenience.

The outdoor space is equally captivating, featuring a vast plot with a beautifully established 'south-facing' garden that creates a serene oasis. An outdoor swimming pool, complemented by an art deco pool house complete with changing room, offers a perfect setting.

Located in a desirable neighbourhood known for its community spirit, this home allows residents to enjoy the tranquility of suburban living while remaining within easy reach of Cardiff's vibrant city centre. This exceptional property is not merely a house; it is a place where cherished memories can be created and treasured for years to come. With its generous living space, stunning outdoor amenities, and prime location, it presents a unique opportunity for those looking to settle in one of Cardiff's most sought-after areas. Call the office on 02920 499680 and book your viewing today.

PROPERTY SPECIALIST

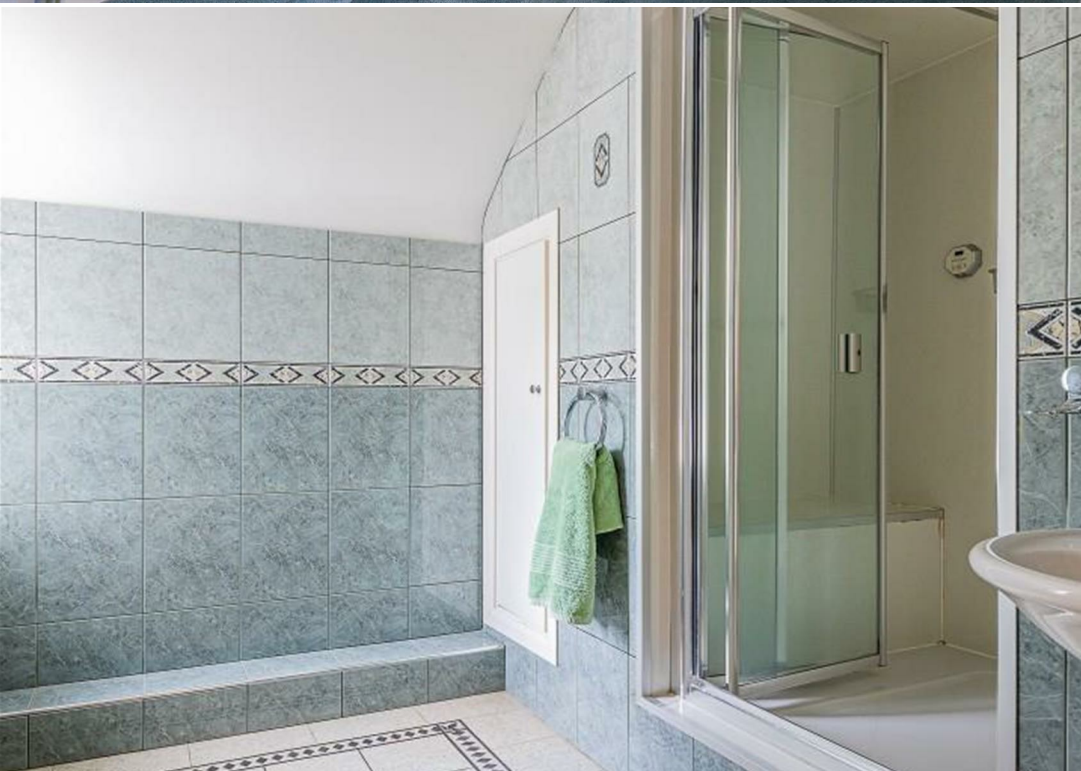
Mr Ross Hooper-Nash
02920 397887
ross@jeffreycross.co.uk
Director





Porch	Double Garage
Hallway 10.25 x 2.53 (33'7" x 8'3")	Bedroom 1 4.91 x 3.80 (16'1" x 12'5")
W/C	Dressing Room 3.80 x 2.53 (12'5" x 8'3")
Lounge 4.85 x 4.25 (15'10" x 13'11")	En-suite 3.63 x 2.53 (11'10" x 8'3")
Study 3.63 x 3.01 (11'10" x 9'10")	Bedroom 2 4.85 x 4.25 (15'10" x 13'11")
Dining Room 3.63 x 3.30 (11'10" x 10'9")	En-suite 3.64 x 3.04 (11'11" x 9'11")
Garden Room 6.06 x 3.81 (19'10" x 12'5")	Bedroom 3 3.97 x 3.61 (13'0" x 11'10")
Kitchen 3.76 x 3.63 (12'4" x 11'10")	Bedroom 4 3.63 x 3.32 (11'10" x 10'10")
Drawing Room 7.06 x 6.26 (23'1" x 20'6")	W/C
Utility 3.72 x 3.62 (12'2" x 11'10")	Shower Room / Family Bathroom
Storage / Wine Cellar	Airing Cupboard
	Linen Cupboard

Council Tax BAND I
School Catchment English medium primary catchment area is Llysfaen Primary School Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
English medium secondary catchment area is Llanishen High School (year 2024-25)
Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25) Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)
Parking Driveway Parking for multiple cars
Garden South Facing Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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





