



£875,000

**Lisvane Road,
Lisvane, Cardiff**

Set on a generous plot in one of Cardiff's most prestigious suburbs, this impressive home offers an exciting opportunity for buyers to modernise and personalise to their own taste. With its well-proportioned rooms, excellent layout, and fantastic garden space, the property is bursting with potential.



2,722 sq.ft

For Sale

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- **Large plot measuring 58 metres in length (approx).**
 - **Long private driveway with parking for multiple cars.**
 - **Four Double Bedrooms**
 - **Built brand new in 1982 with just one owner.**

David Ricketts & Co are proud to present this spacious 4-bedroom detached property on Lisvane Road, located in the heart of the highly desirable Lisvane area of Cardiff.

Set on a generous plot in one of Cardiff's most prestigious suburbs, this impressive home offers an exciting opportunity for buyers to modernise and personalise to their own taste. With its well-proportioned rooms, excellent layout, and fantastic garden space, the property is bursting with potential and offers a rare chance to create a truly stunning family residence.

Inside, the accommodation is arranged over two floors and includes a welcoming entrance hall, multiple reception rooms, conservatory, a kitchen with adjoining dining space, and a useful utility room. The upper floor features four spacious double bedrooms, including a master bedroom with en-suite facilities, and a large family bathroom.

The property benefits from an expansive, private garden ideal for families or those who enjoy outdoor living. With plenty of space to relax or entertain, it offers scope for future landscaping or extension (subject to planning).

Located just a short walk from local favourites like The Old Cottage and The Black Griffin, and with easy access to nearby green spaces including Parc Cefn Onn and the recently restored Lisvane and Llanishen Reservoirs, the home is perfectly placed for enjoying the best of suburban Cardiff living. Families will also value the proximity to the highly regarded Lisvane Primary School.

With its generous footprint, prime location, and huge potential, this is a rare opportunity to secure a home in one of Cardiff's most sought-after neighbourhoods.

Ground Floor

Hallway - 10'8" x 16'8"

WC - 10'1" x 3'5"

Living Room - 16'5" x 22'6"

Sitting Room - 14'2" x 14'0"

Kitchen - 11'2" x 22'11"

Utility - 7'8" x 7'9"

Conservatory - 11'10" x 12'0"

Garage - 16'5" x 18'2"

First Floor

Landing - 18'2" x 18'1"

Master Bedroom - 18'2" x 11'7"

En-suite - 7'8" x 7'9"

Bedroom 2 - 16'5" x 18'6"

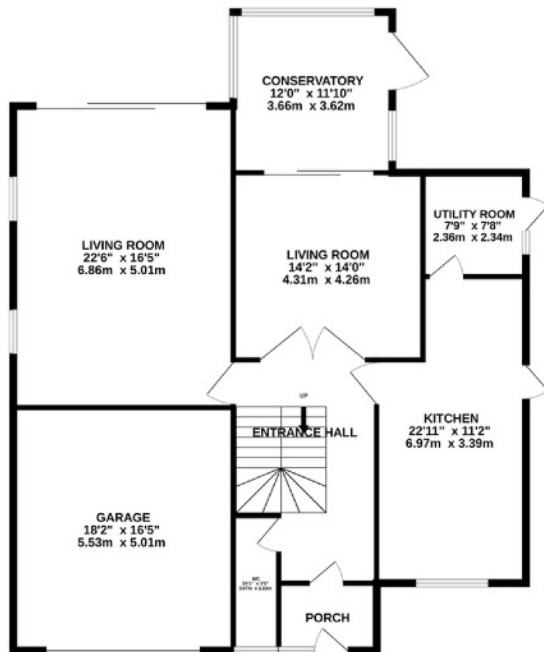
Bedroom 3 - 15'10" x 12'6"

Bedroom 4 - 12'5" x 14'6"

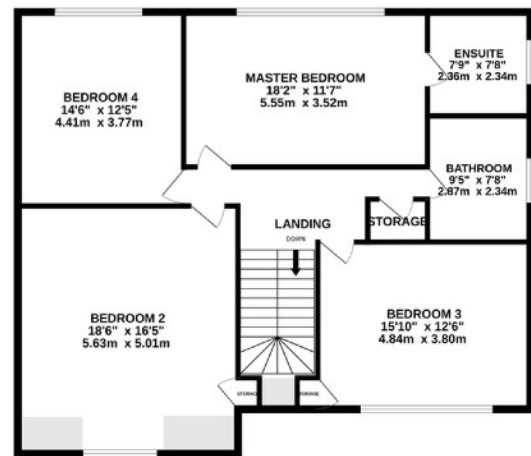
Family Bathroom - 7'8" x 9'5"



GROUND FLOOR
1533 sq.ft. (142.4 sq.m.) approx.



1ST FLOOR
1189 sq.ft. (110.4 sq.m.) approx.



TOTAL FLOOR AREA : 2722 sq.ft. (252.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Very low risk	Flooding from rivers Risk less than 0.1% chance each year. <hr/> More about very low risk from rivers
Very low risk	Flooding from the sea Risk less than 0.1% chance each year. <hr/> More about very low risk from the sea
Very low risk	Flooding from surface water and small watercourses Risk less than 0.1% chance each year. <hr/> More about very low risk from surface water and small watercourses
This area	Does not benefit from flood defences.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority	Cardiff
Local authority reference number	32348000062001500
Council Tax band	I
Improvement indicator	No
With effect from	1 April 2005
Mixed-use property	No
Court code	None



















For further information or to book a viewing please contact us on **02920 611 333**
or email us at **admin@davidricketts.co.uk**