



£1,195,000

**Dderwen Deg,
Lisvane, Cardiff**

David Ricketts & Co are delighted to present this stunning 5-bedroom detached home, built by Redrow in 2015, situated within the highly sought-after gated community of Dderwen Deg, Lisvane.



2,594 sq.ft

- Large landscaped rear garden with jacuzzi.
- Five double bedrooms.
- Driveway parking.
- Gated Community.
- Contemporary outbuilding with decking.
- Walking distance to Lisvane primary school.

For Sale

Property Description

David Ricketts & Co are delighted to present this stunning 5-bedroom detached home, built by Redrow in 2015, situated within the highly sought-after gated community of Dderwen Deg, Lisvane. Positioned on the outskirts of Cardiff, this impressive residence offers an elegant and spacious setting, with a short stroll to the surrounding countryside and the comfort of modern living throughout.

The Blenheim's generous layout includes a welcoming entrance hall leading to both a formal sitting room and a comfortable living room. At the heart of the home is the open-plan kitchen and dining area, flowing seamlessly into the adjoining family room, creating a bright and sociable space. A separate utility room adds convenience, while a downstairs WC completes the ground floor accommodation.

Upstairs, the master suite features a walk-in wardrobe and a luxurious en-suite bathroom, complemented by a further en-suite in the second bedroom. The remaining three bedrooms are generously proportioned and served by a stylish family bathroom.

Outside, the property boasts a private, well-maintained garden offering an excellent space for outdoor living and entertaining. A modern outbuilding with decking, currently used as a bar and games room, provides a versatile addition, perfect for hosting guests. The decking also features an in-ground hot tub.

The property offers privacy and security, with the gated community providing an added sense of exclusivity.

Lisvane is a highly sought-after area, known for its stunning mountain views and strong community spirit. Lisvane Primary School is within walking distance, and local amenities include popular pubs such as The Old Cottage and The Black Griffin. The area's true appeal lies in its natural surroundings, with countryside walks, Parc Cefn Onn, and the recently enhanced Lisvane and Llanishen Reservoirs providing plenty of green space and walking trails. It is also just a 10-minute drive from the M4 and offers good train links into Cardiff city centre.

This exceptional Redrow Blenheim home offers modern, comfortable living in a move-in-ready family residence, representing a rare opportunity in one of Cardiff's most desirable areas.

Ground Floor

Kitchen/Diner - (26'6" x 13'8")

Family Room - (12'11" x 11'10")

Living Room - (12'11" x 17'4")

Sitting Room - (12'10" x 11'10")

WC - (3'11" x 6'0")

Utility Room - (12'10" x 6'0")

First Floor

Bedroom 1 - (12'11" x 13'5")

Dressing Room - (7'0" x 7'10")

En-suite 1 - (8'9" x 7'10")

Bedroom 2 - (12'10" x 10'3")

En-suite 2 - (8'11" x 4'2")

Bedroom 3 - (12'10" x 11'3")

Bedroom 4 - (8'5" x 15'9")

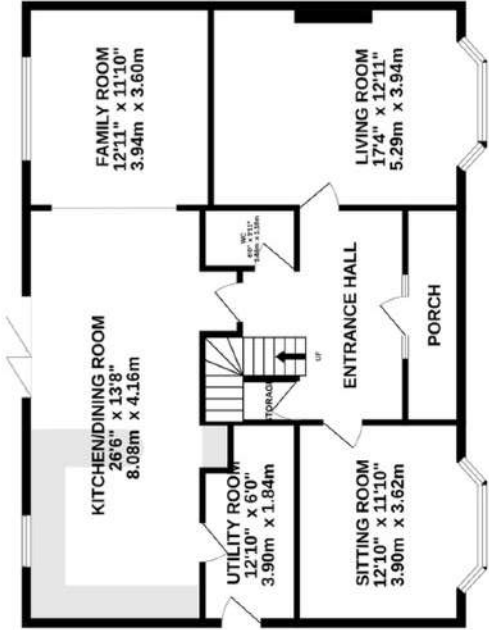
Bedroom 5 - (10'5" x 11'3")

Family Bathroom - (8'11" x 6'0")

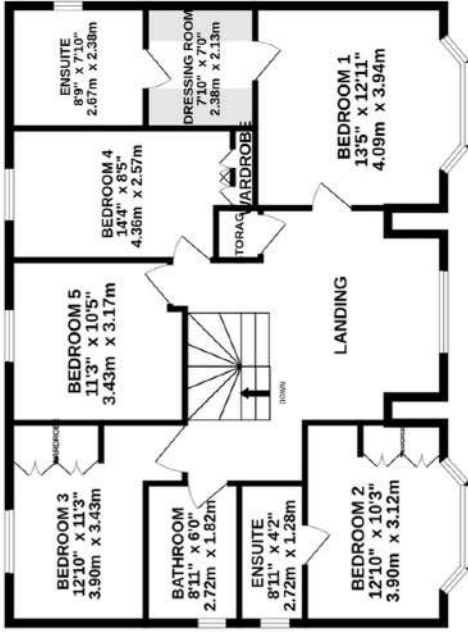
Garage - (20'0" x 19'0")



GROUND FLOOR
1491 sq.ft. (138.5 sq.m.) approx.



1ST FLOOR
1103 sq.ft. (102.5 sq.m.) approx.



TOTAL FLOOR AREA : 2594 sq.ft. (241.0 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 |

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|---|-------------------------|
| Local Authority | Cardiff |
| Local authority reference number | 32348000028300110 |
| Council Tax band | G |
| Improvement indicator | No |
| With effect from | 30 November 2015 |
| 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 **will@davidricketts.co.uk**