



Ashgrove House  
Graig Road | Lisvane | Cardiff | CF14 0UF



# STEP INSIDE

## Ashgrove House

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A striking architectural gem nestled at the gateway to the The Graig National Park, Ashgrove House is an exceptional, design-led home that effortlessly combines modern elegance with eco-conscious living. With its distinctive grass roof, sleek contemporary layout, and spectacular lighting throughout, this bespoke residence offers a rare opportunity to own something truly special in one of Cardiff's most sought-after suburbs. Set on Graig Road, just moments from scenic walks and city links, it is the ultimate blend of style, setting, and sustainability.

### Step Inside:

From the moment you enter Ashgrove House, you're met with clean architectural lines, high ceilings, and a sense of effortless space. The open-plan kitchen, dining, and living area flows seamlessly, designed with both form and function in mind. Oversized windows invite in natural light, bouncing off polished finishes and illuminating the home's striking modern features. The kitchen is streamlined and sociable, perfect for hosting guests, while the snug offers a tucked-away retreat for quieter moments. Every room feels considered, contemporary, and connected – with warmth from the underfloor heating and ambient lighting enhancing the atmosphere throughout.



# SELLER INSIGHT

“ Having grown up in the area, I already knew it was a fantastic location – close to beautiful hills and mountains, the coast, Cardiff, the M4, and excellent schools. But finding this house opened a whole new world for me!” says the owner of this contemporary home. “After living in an old cottage, I was completely wowed by the modern design and sleek style. I went to the other extreme by moving here, and I’ve absolutely loved it.”

Detached and positioned at the start of Graig Road – leading into Llwyn Celyn and the edge of the The Graig National Park – the owners say, “with its wonderful modern features, Ashgrove House feels more like a Los Angeles home than a Welsh one. The open, free-flowing downstairs layout is perfect for entertaining, while cosier spaces like the snug provide the ideal retreat.” Energy-efficient, with underfloor heating and an open fire downstairs, the owner adds, “on a sunny day, the house warms up beautifully, and we usually turn the heating off early in the year.”

As only the second owners of this unique home, the current residents can vouch for its brilliance in both family life and entertaining. “The wow factor is undeniable – everyone loves how unique it is. The house truly shines in the summer, effortlessly lending itself to hosting and celebrations. It has become a fantastic hub where people – especially my children’s friends – naturally gather. Everyone is drawn to its vibrant atmosphere.”

The exterior of the property offers exceptional privacy. “The outdoor space, which includes parking for two cars, a spacious patio, a plunge pool, inviting seating areas, and a barbecue area, is designed for both enjoyment and ease of upkeep. A built-in sound system enhances the atmosphere, while atmospheric lighting creates the perfect ambience for relaxation, whether day or night.” The grass roof not only minimises the home’s environmental impact but also brings a splash of colour with blooming flowers during the summer months.

“It’s a warm and welcoming place to call home. When we first moved in, several neighbours stopped by with cards, which made us feel right at ease. The community is supportive without being intrusive.” As for convenience, the location is hard to beat. “The train station is just down the road, and both road networks and Cardiff are easily accessible. There are three pubs within walking distance, as well as excellent shopping areas and a gym.”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















# STEP OUTSIDE

## Ashgrove House

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### Step Outside:

Beyond the walls, Ashgrove House continues to impress. The landscaped garden has been designed for year-round enjoyment with minimal maintenance – a perfect balance of lifestyle and leisure. A generous patio area is ideal for alfresco dining, while the plunge pool, built-in barbecue, and integrated sound system turn every gathering into an occasion. Lush seating zones and atmospheric lighting make the garden an extension of the home – somewhere to relax, recharge, and reconnect. The grass roof not only enhances the green credentials of the home but bursts into colour during the summer, adding yet another layer of natural charm.

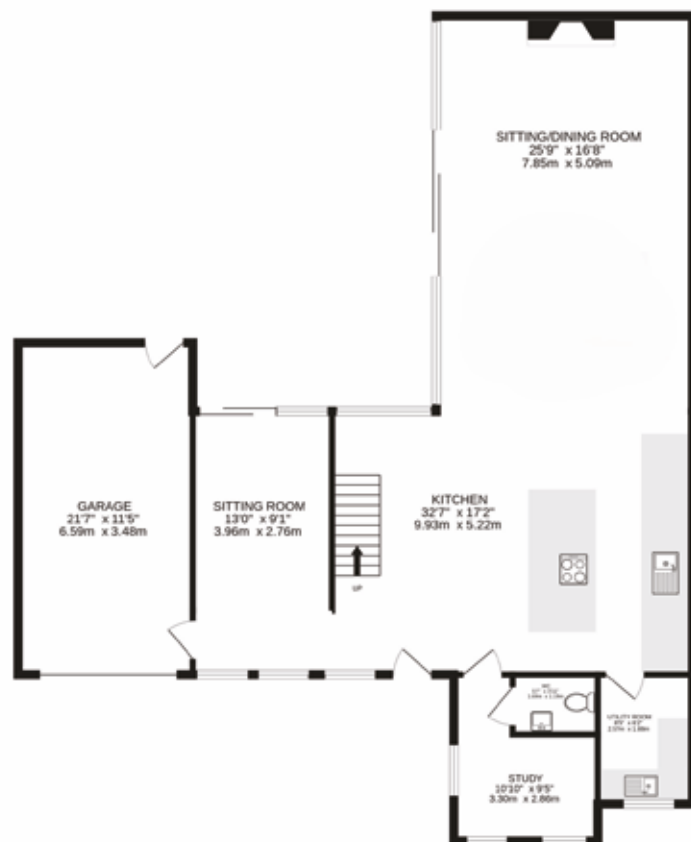
### Location Overview:

Lisvane remains one of Cardiff's most prestigious addresses – and for good reason. Residents here enjoy a rare balance of countryside calm and city connectivity. Ashgrove House is just a short walk from Lisvane & Thornhill station, offering direct rail links to Cardiff Central and onward to London Paddington in approximately 1.5 hours. The M4 is easily accessible for road commuters, and nearby amenities include boutique shops, gyms, and popular pubs. For families, the area is renowned for its excellent local schooling, both state and independent. Whether you're heading into Cardiff for work or out into the hills for a weekend hike, Ashgrove House places everything within reach.

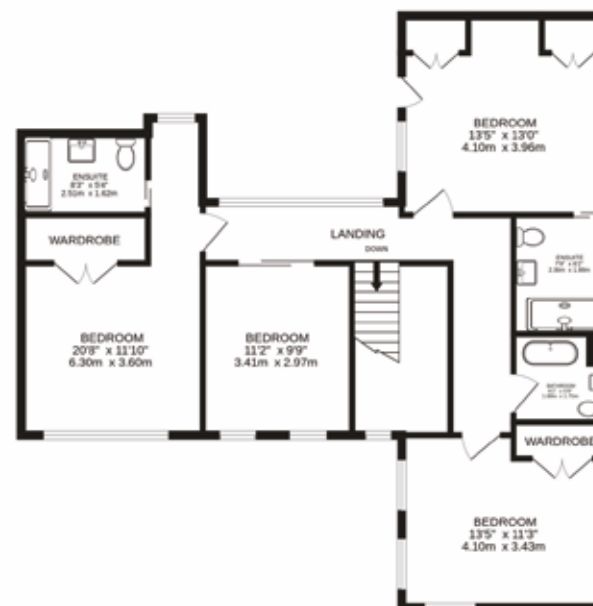




GROUND FLOOR  
1379 sq.ft. (128.1 sq.m.) approx.

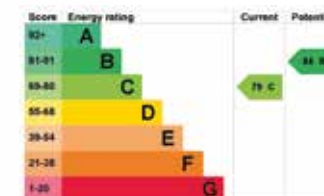


1ST FLOOR  
949 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 2327 sq.ft. (216.2 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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