



£450,000 Freehold

Heol Nant Glandulas | Cardiff | CF14 0PQ

Hern &  
Crabtree

Heol Nant Glandulas, Lisvane, Cardiff. This delightful three-bedroom detached family home is a true gem waiting to be discovered. Situated on the sought-after Redrow Plas Ty Draw site, this property boasts a beautifully presented interior with a touch of elegance.

Conveniently located near parks and the picturesque Llanishen/Lisvane reservoir, this home offers the ideal blend of urban convenience and natural beauty. The en-suite in bedroom one adds a touch of luxury, providing a private sanctuary within your own home.

The kitchen dining room is not just a space for cooking and dining but a place for creating lasting memories with family and friends. The garage adds practicality to this charming abode, offering ample storage space or the potential for a workshop.

In conclusion, this property is a rare find that ticks all the boxes for a comfortable and stylish family home. With its prime location, modern amenities, and inviting atmosphere, a viewing is highly recommended to fully appreciate the charm and potential this home has to offer.



### Entrance

Storm porch to the front, into hallway via a double glazed composite door.

### Hallway

Composite door with double obscure glazed windows either side to the front. Radiator, laminate flooring, stairs to the first floor, doors to:

### Cloakroom

WC, wash basin, radiator, wood laminate floor, extractor fan.

### Living Room 10'9 x 18'7

Double glazed windows to the side and front, radiator.

### Kitchen Diner 10'8 x 19'6

Double glazed french doors to the rear garden. Double glazed window to the front, radiator, additional double glazed window to the rear. Kitchen is fitted with wall and base units with work tops over and breakfast bar. 1.5 bowl stainless steel sink and drainer with mixer tap. Integrated dishwasher, integrated four ring 'AEG' gas hob with cooker hood fitted over and glass splash backs. Integrated 'AEG' double oven and grill. Integrated fridge freezer. Wood laminate flooring. Two radiators. Door to utility.

### Utility 5'9 x 7'1

Double obscure glazed window,

storage cupboard, plumbing for washing machine. Stainless steel sink and drainer. Pull out shoe rack cupboard. Wall units and base storage. extractor fan. Wood laminate floor, radiator.

### First Floor

Stairs rise up from the entrance hall with wooden hand rail and spindles.

### Landing

Loft access hatch, banister. Double glazed window to the side. Radiator. Airing cupboard.

### Bedroom One 10'9 x 10'0 excluding corridor

Walk through to the main bedroom area, door to en suite. Double glazed windows to the front, radiator, fitted wardrobes.

### En suite 7'1 max x 6'9 max

Double glazed obscure window to the side. Double shower quadrant with plumbed shower, WC, wash hand basin, vanity cupboard. Heated towel rail, shaver point, wood laminate floor. Extractor fan. Part tiled walls.

### Bedroom Two 8'6 x 11'0

Double glazed window to the side, radiator.



### Bedroom Three 10'0 x 10'5

Double glazed window to the front, radiator.

### Bathroom 7'6 x 6'6

Double obscure glazed window to the front. WC, wash basin, vanity cupboard, shaver point, light up shaver mirror. Heated towel rail. Bath with plumbed shower over and glass screen. Part tiled walls, laminate floor, extractor fan.

### External

#### Front

Laid lawn with hedging, railings and a selection of shrubs. Path leading to the front door.

### Rear Garden & Garage

Landscaped rear garden with stone paved patio, path to a further decorative patio with barbecue area, power points and outside lighting.

### Additional Information

Estate Charge billed per annum = £158.08 for management of green areas, rubbish removal, management of waterways on the development.

EPC - B

Council Tax Band - F

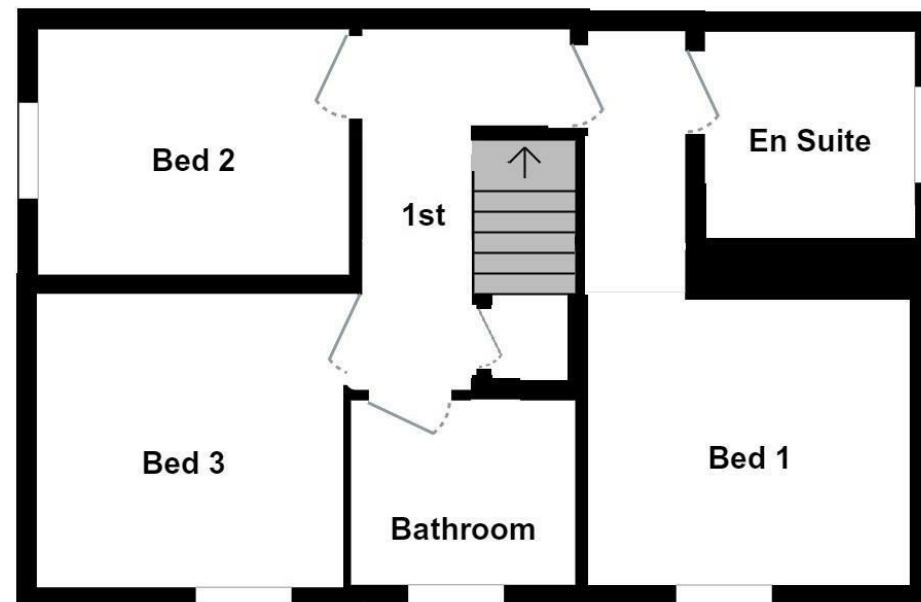
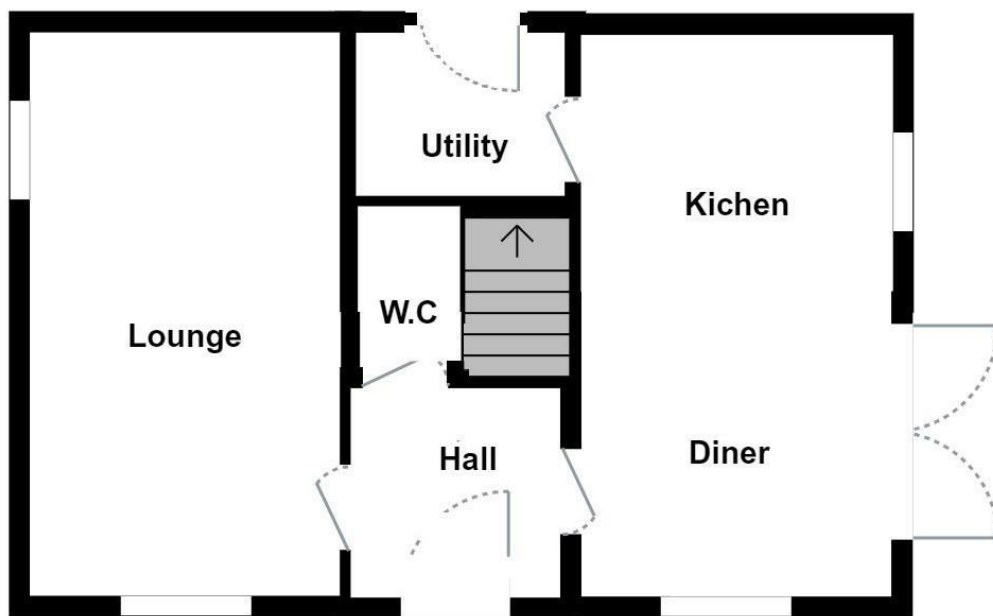
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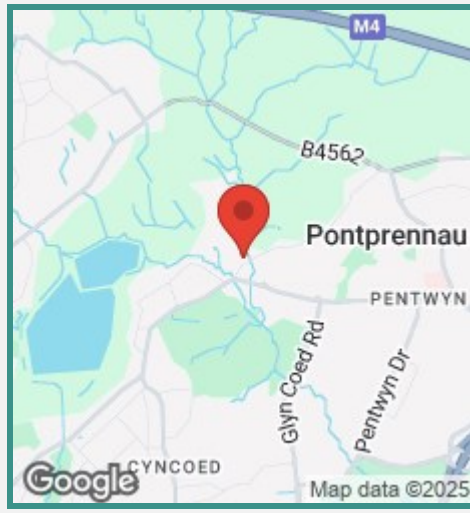
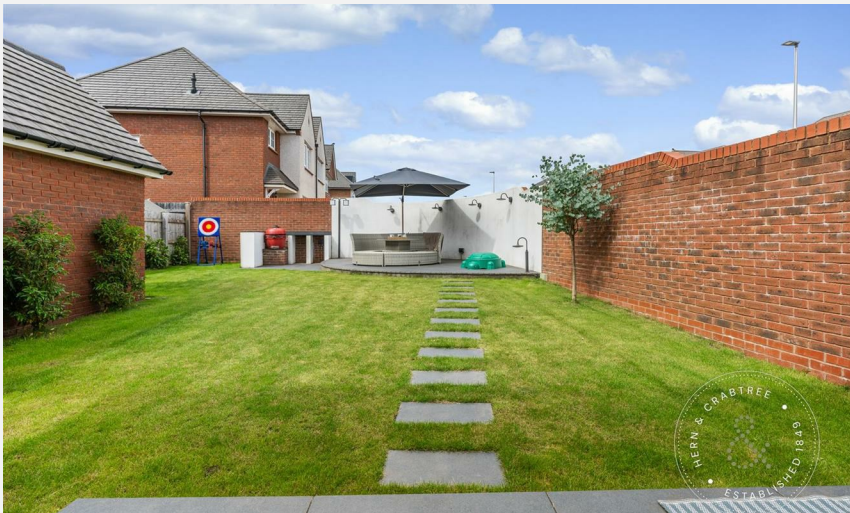
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| Energy Efficiency Rating                    |                     |
|---------------------------------------------|---------------------|
|                                             | Potential           |
| Very energy efficient - lower running costs |                     |
| (92 plus) <b>A</b>                          | <b>84</b> <b>94</b> |
| (81-91) <b>B</b>                            |                     |
| (69-80) <b>C</b>                            |                     |
| (55-68) <b>D</b>                            |                     |
| (39-54) <b>E</b>                            |                     |
| (21-38) <b>F</b>                            |                     |
| (1-20) <b>G</b>                             |                     |
| Not energy efficient - higher running costs |                     |
| England & Wales                             |                     |
| EU Directive 2002/91/EC                     |                     |



304 Caerphilly Road, Heath, Cardiff, CF14 4NS  
Tel: 02920 620 202 Email: [heath@hern-crabtree.co.uk](mailto:heath@hern-crabtree.co.uk)

<https://www.hern-crabtree.co.uk>



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