

Heol Nant Glandulas

LISVANE, CARDIFF, CF14 0AB

ASKING PRICE £415,000

**Hern &
Crabtree**

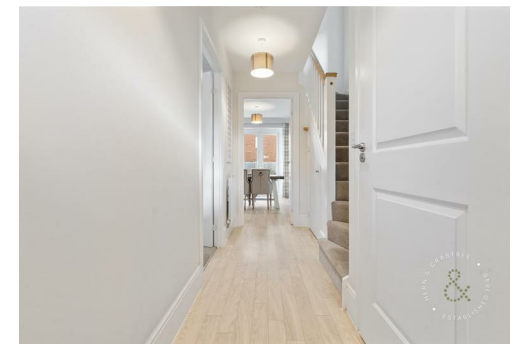


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Situated within Redrow's highly regarded Plas Ty Draw development in Lisvane, this elegant three-bedroom semi-detached home combines thoughtful design with a setting that balances city convenience and village charm.

The interiors flow naturally from a welcoming hallway to a bright lounge and an impressive kitchen and dining area where French doors open to a landscaped garden designed for easy outdoor living. Upstairs, three well-proportioned bedrooms include a principal suite with fitted wardrobes and a private shower room, while a contemporary family bathroom serves the remaining bedrooms.

Lisvane is one of Cardiff's most sought-after residential areas, valued for its leafy surroundings and strong sense of community. Plas Ty Draw itself is a carefully planned neighbourhood with generous green spaces and attractive footpaths. Excellent schooling is available nearby, and Cardiff Golf Club is on the doorstep. The village offers local shops, traditional pubs and easy access to the larger retail and leisure facilities of Llanishen and Cardiff city centre, only five miles away. Commuters benefit from swift connections to the A48 and M4, while Lisvane & Thornhill station provides regular rail services into the city and beyond. The result is a location that blends tranquil suburban living with the vibrancy and amenities of the Welsh capital.



834.00 sq ft

Entrance Hall

Approached via a double-glazed composite front door with an inset obscure window, the hallway features luxury vinyl flooring and a staircase rising to the first floor. There is a useful understairs storage cupboard, radiator and doors leading to the lounge, kitchen/diner and cloakroom.

Cloakroom

Fitted with a close-coupled WC and wash hand basin with tiled splashback. Obscure double-glazed window to the front, radiator and luxury vinyl flooring.

Lounge

A welcoming main reception room with a double-glazed window to the front, fitted carpet, radiator and media points.

Kitchen / Diner

A bright and well-designed space with a double-glazed window overlooking the rear garden and glazed French doors flanked by matching side windows opening to the rear patio and decking. The kitchen is laid out in a practical U-shape with a comprehensive range of wall and base units with worktops and under-unit lighting. Features include a four-ring AEG gas hob with stainless-steel splashback and extractor hood, a one and a half bowl stainless-steel sink and drainer with mixer tap, integrated full-length dishwasher, integrated AEG double oven and grill, and an integrated fridge/freezer. The matching luxury vinyl flooring continues from the hall and there is a tall vertical radiator and a utility cupboard with plumbing for a washing machine and space for a stacked tumble dryer.

First Floor Landing

Stairs rise from the hallway to a galleried landing with wooden handrail and spindles. A side double-glazed window provides natural light. There is a good-sized airing cupboard housing the Ideal ProLogic gas combination boiler, a loft access hatch and a radiator.

Bedroom One

Double-glazed window to the front, two sets of fitted wardrobes, radiator and door to the en-suite.

En Suite

Double shower quadrant with plumbed shower and glass sliding door, part-tiled walls and tiled floor, wash hand basin, WC, extractor fan, shaver point and heated towel rail.

Bedroom Two

Double-glazed window to the rear, radiator and alcove suitable for a double wardrobe.

Bedroom Three

Double-glazed window to the rear and radiator.

Bathroom

Double-glazed obscure window to the front, panelled bath with plumbed shower over and glass screen, wash hand basin, WC, shaver point, extractor fan, vinyl flooring and heated towel rail.

Front Garden

The front garden is landscaped with a paved path, hedging and a storm porch, while a tandem driveway provides off-street parking for two vehicles.

Rear Garden

The rear garden has been attractively landscaped with a lawn, raised composite deck, patio area and timber-framed shed, all enclosed by timber fencing with raised flower borders and mature shrubs. A side path leads to a gate at the front. Double electric socket next to the decking.

Tenure

Freehold

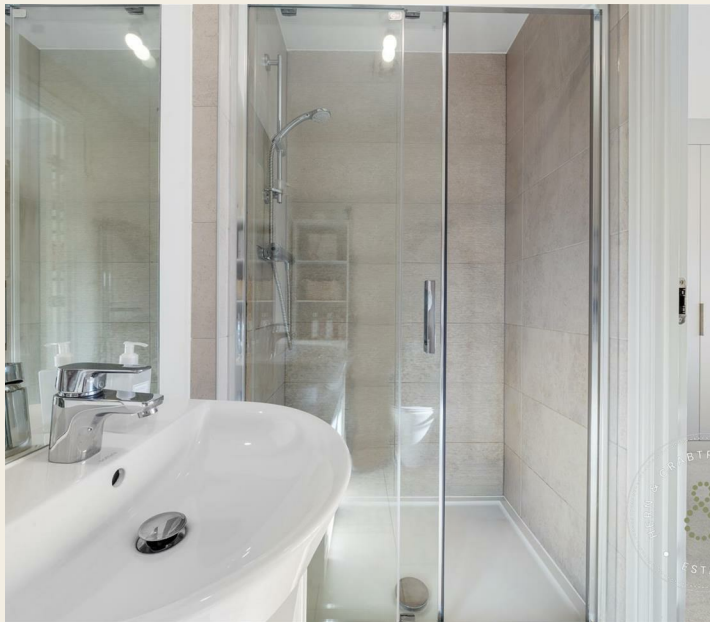
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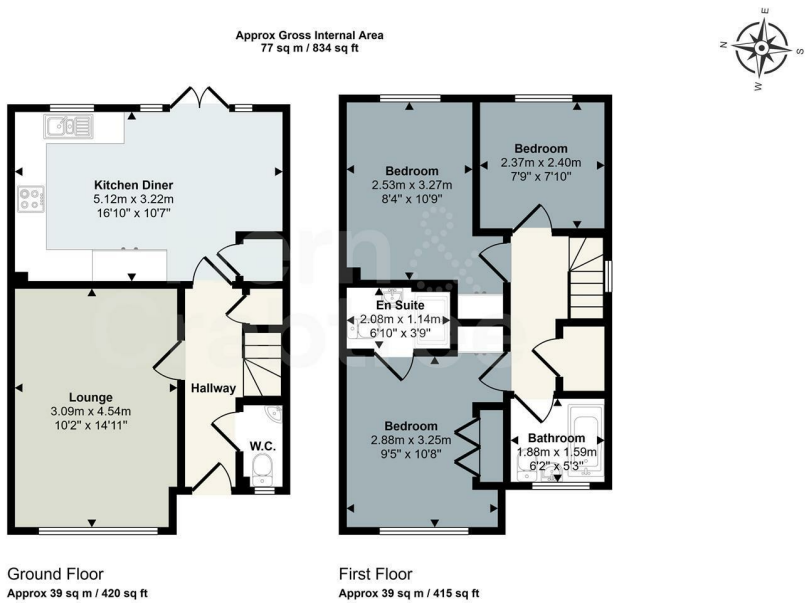
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		95
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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