

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



LISVANE ROAD
LISVANE



Lisvane Road, Lisvane, CRF

Main Building: Total Interior Area 4480.55 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.




One of the finest homes you will see in South Wales, purpose built by the current owners with attention to detail that is rare to see in a modern home.

Comments by - Mr Ross Hooper-Nash



LISVANE ROAD

LISVANE, CF14 0SG - ASKING PRICE - £2,200,000

 5 Bedroom(s)  4 Bathroom(s)  4480.55 sq ft

Nestled in the sought-after Lisvane Road in Cardiff, this stunning detached house is a true gem waiting to be discovered. Boasting 4 reception rooms and 5 bedrooms spread across its spacious 4,481 sq ft, this property offers ample space for comfortable living.

With 4 bathrooms, parking for multiple vehicles, and a generous 0.62-acre plot, this house combines luxury with practicality. Built in 2017 by the current owners, the design was inspired by the renowned Ty Draw Road in Penylan, adding a touch of elegance and sophistication.

This property, arguably one of the finest on Lisvane Road, presents a unique opportunity to own a piece of architectural excellence. Whether you're looking for a family home or a place to entertain guests, this house caters to all your needs with its well-thought-out design and spacious layout.

Don't miss the chance to own this masterpiece that exudes charm and character in every corner. Embrace the beauty of modern living in this exceptional home that promises a lifestyle of comfort and luxury.

PROPERTY SPECIALIST

Mr Ross Hooper-Nash
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Director





Entrance Hallway
7.90m x 3.99m (25'11 x 13'1)

Family / TV room
6.43m x 3.99m (21'1 x 13'1)

Home Office / Music Room
6.43m x 3.99m (21'1 x 13'1)

Cloak Room

Laundry
1.88m x 3.23m (6'2 x 10'7)

WC

Double Garage
7.98m x 6.50m (26'2 x 21'4)

Open plan Kitchen / Living & Dining Room
15.85m x 6.91m widest points (52'14 x 22'8 widest points)

Kitchen Braekfast area
3.99m x 7.19m (13'1 x 23'7)

Hidden Pantry
2.49m x 1.98m (8'2 x 6'6)

Utility
1.93m x 3.18m (6'4 x 10'5)

Second downstairs WC

To the first floor

Gallery Landing

Master Suite
Accessed via double doors and benefits:

Walk in warobes
3.91m x 4.22m (12'10 x 13'10)

Separate WC to ensuite
1.93m x 1.96m (6'4 x 6'5)

Ensuite
2.44m x 3.96m (8' x 13')

Bedroom Area
3.86m x 3.99m (12'8 x 13'1)

Terrace
Accessed via sliding doors to terrace with views over the garden

Bedroom Two
6.48m x 3.99m widest points (21'3 x 13'1 widest points)

Ensuite
1.98m x 1.96m (6'6 x 6'5)

Storage cupboard
1.93m x 2.77m (6'4 x 9'1)

Bedroom Three
6.32m x 3.99m (20'9 x 13'1)

Ensuite
3.35m x 2.51m (11' x 8'3)

Bedroom Four
5.05m x 3.99m (16'7 x 13'1)

Ensuite
2.84m x 2.41m (9'4 x 7'11)

Bedroom Five / Home Gym
6.15m x 4.24m (20'2 x 13'11)

Front

Garden

Tenure
We are advised by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax
Band - I

Additional Information
Design and built 7 years ago by the current owners
Chalkhouse Kitchen, laundry rooms, fitted wardrobes and bathroom furniture
Built in speakers throughout the home
EPC Rating if B - making it an efficient home to run
Underfloor heating throughout
Control 4 Home automation for TV/Audio, lighting, CCTV and heating
Irrigation/sprinkler system run off harvested rainwater reservoir.
Traditional construction with block and beam flooring to the first floor level.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 