



David **Ricketts**



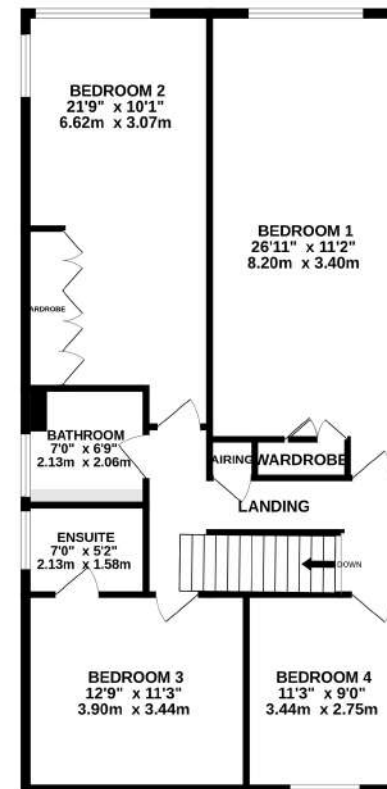
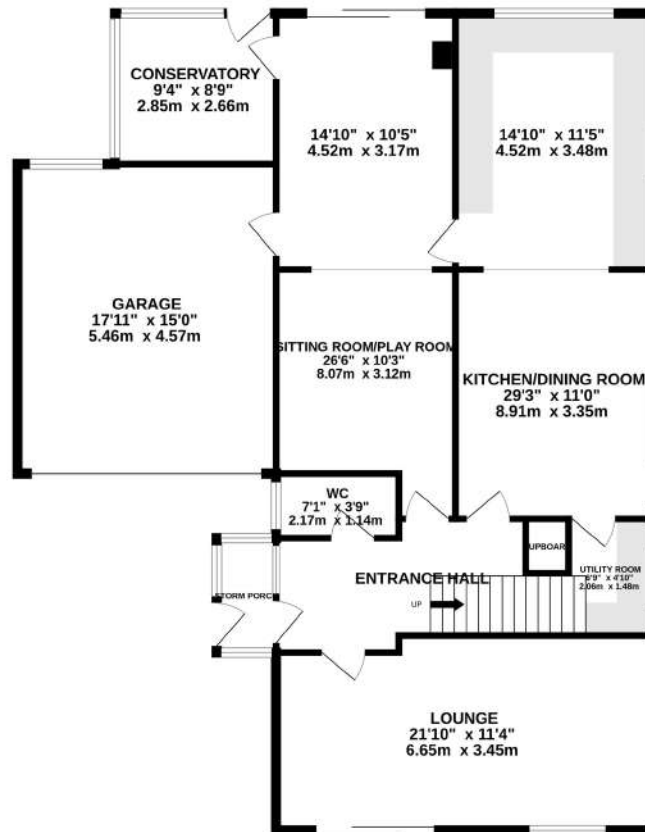
Crofta, Lisvane

£699,000

2,382 sq.ft

4 

2 



David **Ricketts**

## Crofta, Lisvane, Cardiff, CF14 - £699,000

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Ricketts

David Ricketts & Co are pleased to present this spacious four-bedroom detached family home, set within a quiet and select residential close just off Lisvane Road in the highly sought-after Lisvane area of Cardiff. Offering approximately 2,410 sq ft of well-planned accommodation, the property provides generous and flexible living space across two floors, ideal for modern family life. The ground floor features a welcoming entrance hall, front-facing lounge, cloakroom and utility room, alongside a large open-plan kitchen and dining room installed in 2025. This flows into a sitting room, family room and conservatory, all enjoying views over and access to the rear garden, with internal access to the attached double garage.

Upstairs, the first floor is arranged around a spacious landing and comprises four well-proportioned double bedrooms, including a particularly generous principal bedroom, served by an ensuite and a separate family bathroom. Outside, the property benefits from a level, enclosed rear garden with lawn and paved seating area, a landscaped front garden with pergola, and a wide side garden linking front and rear. A private driveway provides parking for two to three vehicles and leads to the double garage.



### Ground Floor

Entrance Porch - (15'0" x 6'8")  
Entrance Hall - 15'1" x 6'8")  
Front Lounge - (21'10" x 11'4")  
Kitchen & Dining Room - (29'3" x 11'0")  
Utility Room - (6'9" x 4'10")  
Sitting Room & Family Room - (26'6" x 10'3")  
Conservatory - (9'4" x 8'9")

### First Floor

Bedroom 1 - (26'11" x 11'2")  
Bedroom 2 - (21'9" x 10'1")  
Bedroom 3 - (12'9" x 11'3")  
Bedroom 4 - (11'3" x 9'0")  
En-suite - (7'0" x 5'2")  
Family Bathroom - (7'0" x 6'9")









## David Ricketts & Co Property Services Limited

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For further information or to book a viewing please contact us on **02920 611 333** or email us at **[will@davidricketts.co.uk](mailto:will@davidricketts.co.uk)**

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