



David **Ricketts**



Crofta, Lisvane

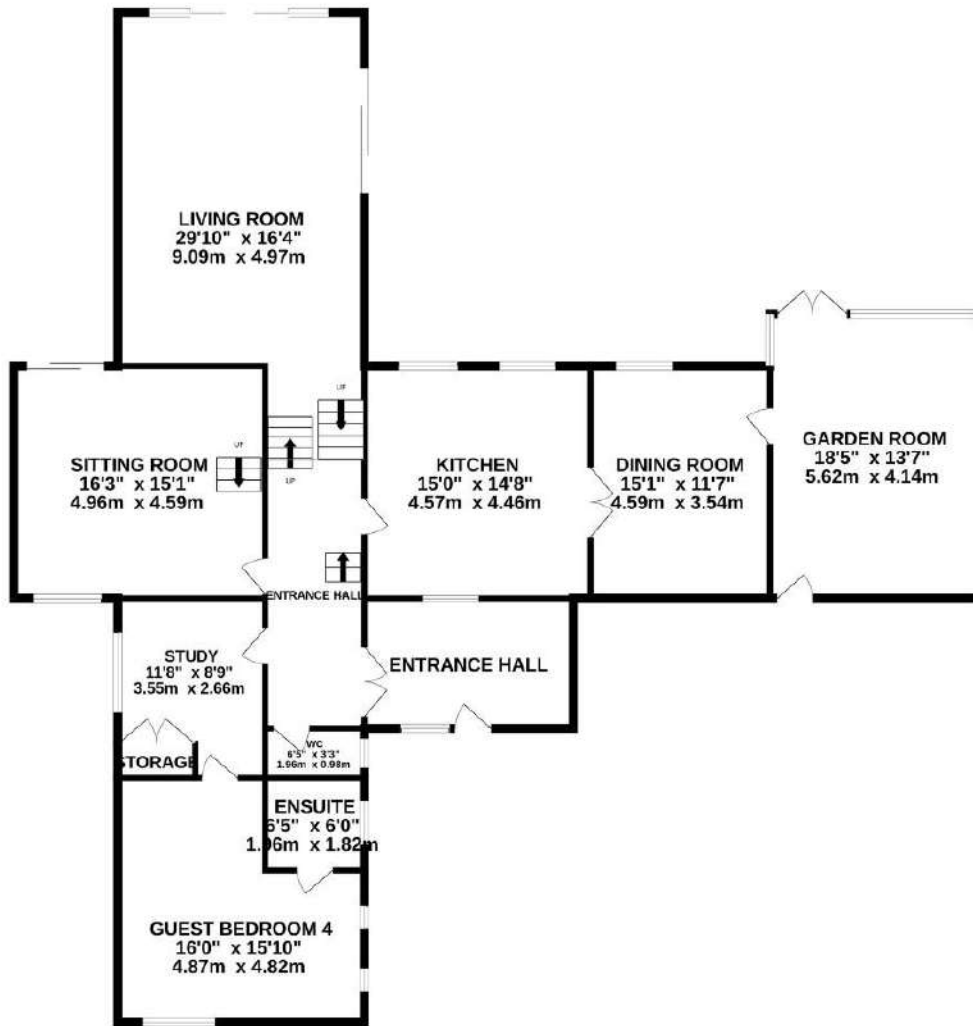
£975,000

3,098 sq.ft

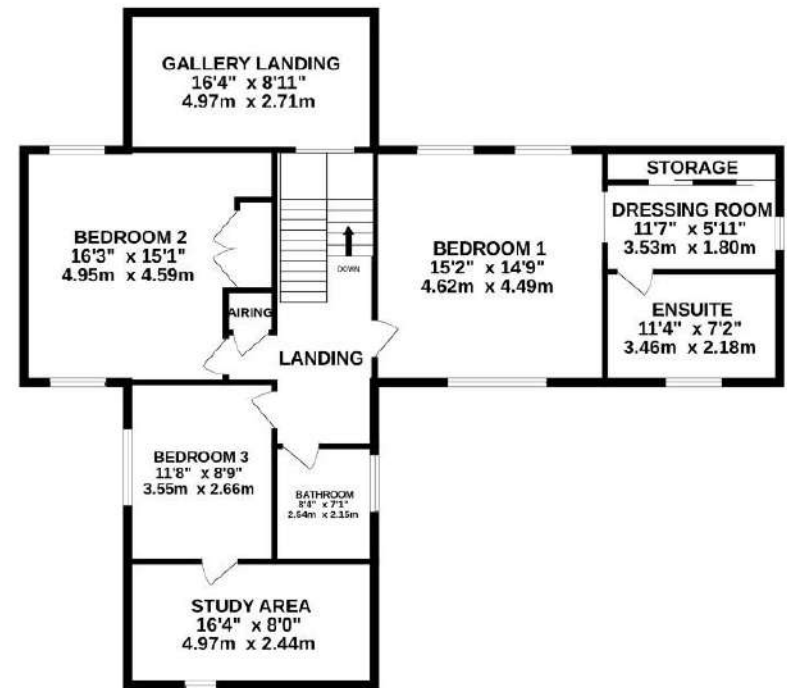
4 

3 

GROUND FLOOR
1905 sq.ft. (177.0 sq.m.) approx.



1ST FLOOR
1194 sq.ft. (110.9 sq.m.) approx.



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Crofta, Lisvane, Cardiff, CF14 - £975,000



Exceptional Four Bedroom Detached Residence in Sought-After Lisvane

Positioned on an impressive corner plot in one of Lisvane's most desirable locations, this distinctive detached home offers generous and versatile accommodation arranged across multiple levels.

Occupying around 1.25 acres, the property enjoys beautifully established south-facing gardens along with a stunning backdrop of ancient woodland, creating a private and idyllic setting perfect for family life and outdoor enjoyment. A gated access point behind the woodland leads directly to community amenity woods, featuring marked walking trails and a scenic pond.

Designed with character and individuality throughout, the home features a striking split-level layout with a mezzanine level overlooking the main reception space. The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a spacious open-plan kitchen and dining area, sun room, principal lounge, separate family room, home office, guest bedroom with en-suite shower room, and additional WC.

Upstairs, the main bedroom benefits from a dressing area and modern en-suite, while two further bedrooms are served by a family bathroom. One of the bedrooms leads through to a charming library/snug space, ideal as a reading room or children's retreat. The mezzanine floor is currently arranged as a study area overlooking the reception room below.

Externally, the property offers driveway parking for several vehicles and mature landscaped gardens that blend seamlessly into the enchanting woodland beyond.

The location provides excellent access to local amenities, popular eateries including The Old Cottage and The Black Griffin, scenic walks at Parc Cefn Onn, and the nearby Lisvane & Llanishen Reservoirs. The home also falls within catchment for highly regarded local schools, including Lisvane Primary and Cardiff High School.



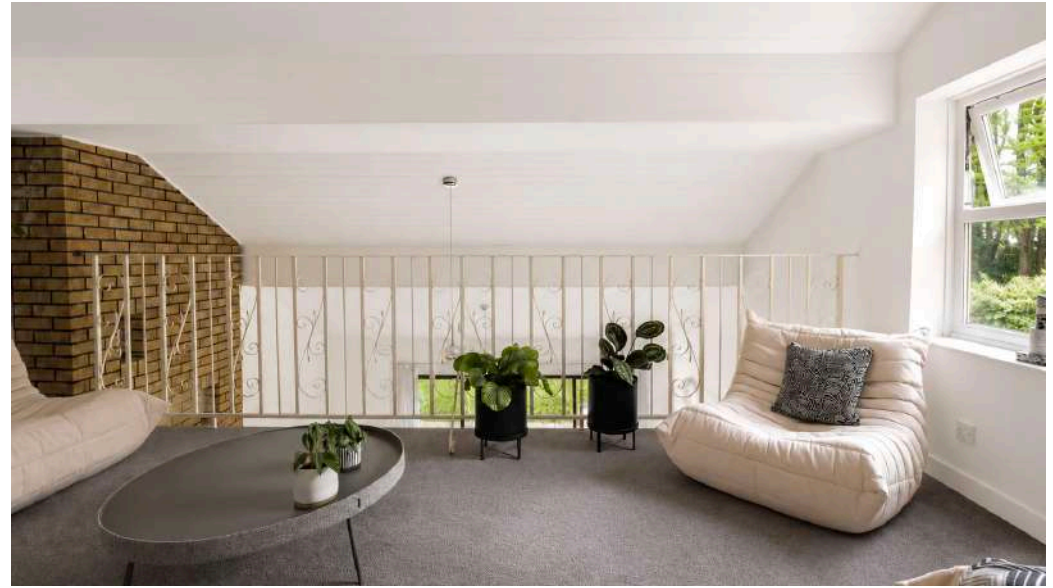
Ground Floor

Kitchen - (14'8" x 15'0")
Dining Room - (11'7" x 15'1")
Sitting Room - (16'3" x 15'1")
Garden Room - (13'7" x 18'5")
Study - (8'9" x 11'8")
Bedroom 4 - (16'0" x 15'10")
En-suite - (6'5" x 6'0")
WC - (6'5" x 3'3")
Living Room - (16'4" x 29'10")

First Floor

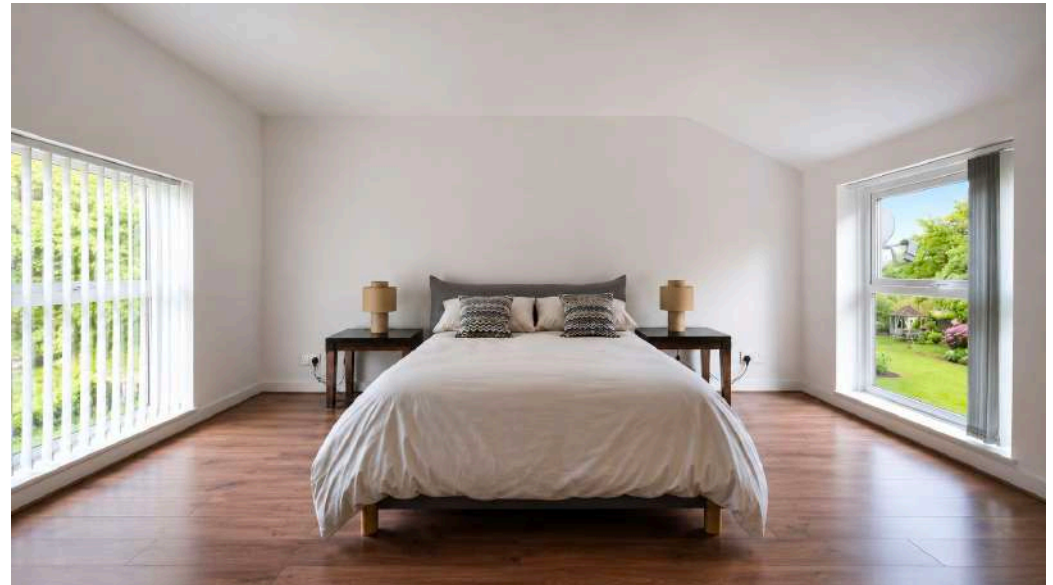
Master Bedroom - (14'9" x 15'2")
En-suite - (11'4" x 7'2")
Bedroom 2 - (16'3" x 15'1")
Bedroom 3 - (8'9" x 11'8")
Bathroom - (7'1" x 8'4")
Study Area - (16'4" x 8'0")
Mezzanine - (16'4" x 8'11")

















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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**

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