

# Heol Nant Glandulas

LISVANE, CARDIFF, CF14 0AF

**GUIDE PRICE £280,000**

**Hern &  
Crabtree**





# Heol Nant Glandulas

Set within a modern and thoughtfully designed development by Redrow Homes, this stylish second floor apartment offers light filled living in one of North Cardiff's most desirable residential settings. Positioned within the heart of Lisvane, the property combines clean architectural lines with practical, well considered internal space, making it an appealing choice for professionals, downsizers or those seeking a refined low maintenance home.

The apartment opens into a generous hallway that immediately sets the tone, leading through to a spacious open plan living, dining and kitchen area. Large windows frame views across the development and flood the space with natural light, while the kitchen integrates seamlessly into the room, offering a sociable and functional layout for everyday living and entertaining. There are two double bedrooms with ample natural light. The principal bedroom is well proportioned and benefits from built in storage and a private en suite, while a separate bathroom serves guests and the wider apartment. An allocated parking further enhance the ease of living.

Lisvane is regarded as one of Cardiff's most sought after suburbs, prized for its balance of village character and city convenience. Nearby green spaces include Lisvane Reservoirs and Cefn Onn Park, both offering scenic walking routes and outdoor leisure opportunities and Corpus Christi High School is on the doorstep. A range of local amenities can be found close by, with further shopping and dining options available in nearby Llanishen and Thornhill.

The area is particularly popular with buyers drawn to its well regarded schools, including Lisvane Primary School and Corpus Christi and Cardiff High School. Excellent transport links include Llanishen and Heath High Level, Lisvane and Thornhill train station, providing direct access to Cardiff city centre, as well as convenient road connections to the A470 and M4 for commuting further afield.



# 701.00 sq ft

## Communal Entrance

The apartment is accessed via a well maintained communal entrance with stair access to all floors. The property is positioned on the second floor.

## Entrance Hall

Entered through a solid internal fire door into a welcoming hallway with LVF flooring. The space benefits from a radiator, access hatch to the loft, a generous built in storage cupboard and additional cupboard housing services.

## Living Dining Kitchen

A generous open plan living, dining and kitchen space with LVF flooring throughout. The room enjoys double glazed windows to both the front and side elevations, creating a bright and airy feel. Two radiators provide heating to the space.

The kitchen is fitted with a range of wall and base units with laminate work surfaces and a stainless steel sink with drainer. Integrated appliances include an electric hob, oven, extractor, fridge, freezer, washing machine and dishwasher.

## Bedroom One

A well proportioned double bedroom with double glazed windows to both the front and side elevations, allowing excellent natural light. The room features a radiator, built in wardrobe and direct access to a private en suite.

## En Suite

Fitted with a walk in shower, WC and wash hand basin. Finished with LVF flooring, an integrated shower, heated towel rail and an obscure double glazed window to the front elevation.

## Bedroom Two

A generous and versatile second double bedroom, well presented and comfortably proportioned. The room is finished with fitted carpet and benefits from a double glazed window providing excellent natural light. There is ample space for a double bed alongside freestanding furniture, with the room currently accommodating a bed, desk and storage with ease, making it well suited for use as a guest bedroom, home office or dual purpose working space. A radiator provides heating, with direct access from the main hallway.

## Bathroom

A modern bathroom comprising a bath with integrated shower over, WC and wash hand basin. Wooden flooring continues through the space, complemented by a heated towel rail and an obscure double glazed window to the front elevation.

## Outside

The property does not benefit from private outdoor space. However, it includes a two private allocated parking spaces within the development.

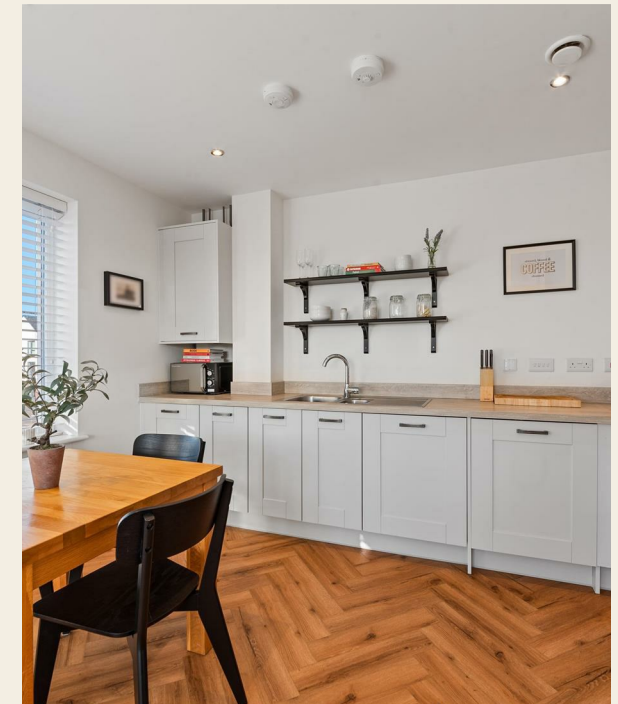
## Lease and Additional Information

- Lease 999 years from 1st January 2021
- Approx. 994 years remaining
- Service charge to include Ground rent payable as £850 every 6 months
- Communal green spaces maintained by Trustgreen at a Cost of £130 a year
- Firstport are the managing agents

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





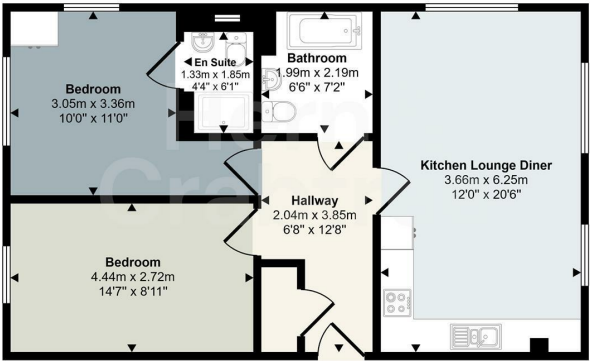
Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(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



Approx Gross Internal Area  
65 sq m / 701 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

