



David **Ricketts**



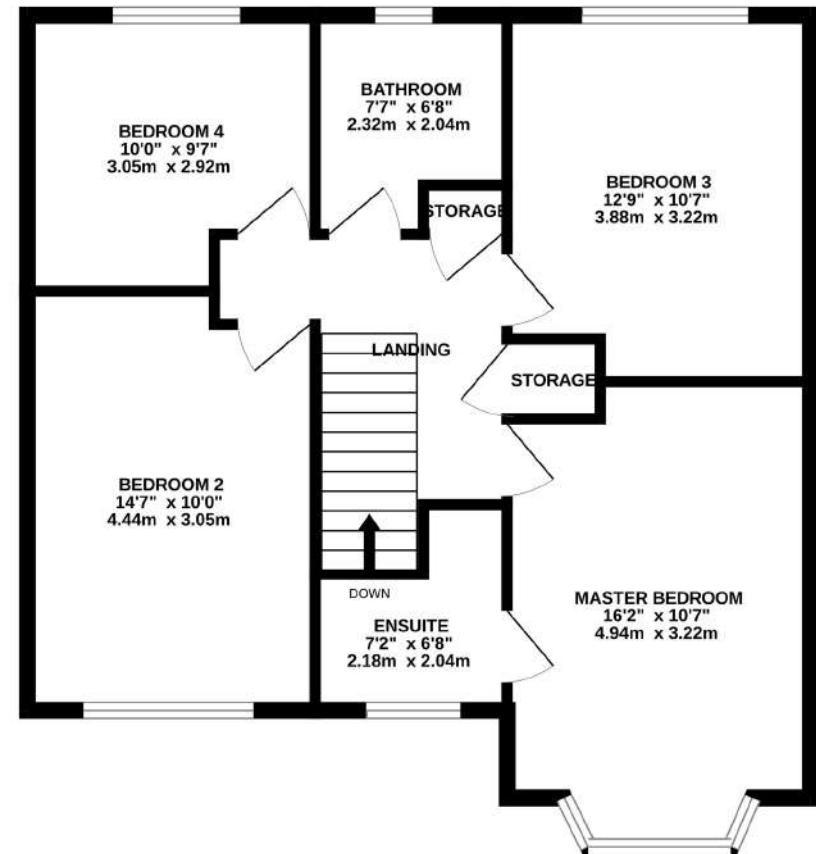
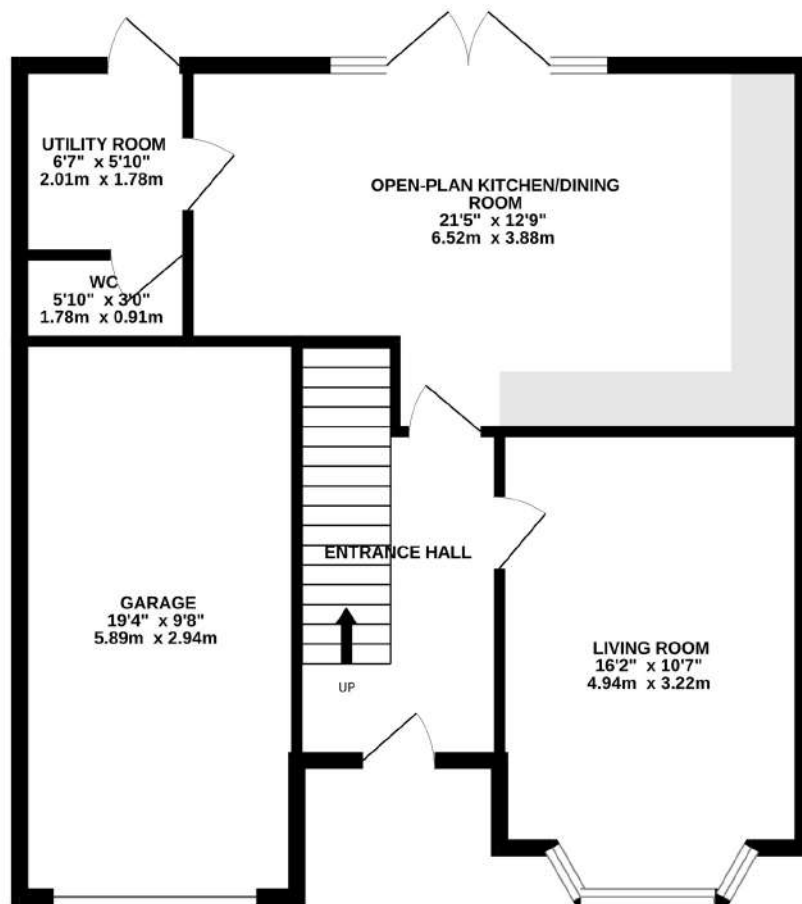
Llwynypia Road, Lisvane

£599,000

1,448 sq.ft

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Built in 2025, this impressive four-bedroom detached Oxford-style Redrow home offers all the benefits of a nearly new property, finished to a high standard and ready to move straight into. Set within the highly sought-after Lisvane area of Cardiff, the home provides generous family accommodation together with a private rear garden, double driveway and garage.

The ground floor has been designed with modern family life in mind. At the heart of the home is a spacious open-plan kitchen and dining room, featuring a contemporary fitted kitchen with a central island and a range of high-end integrated appliances. Underfloor heating runs throughout the ground floor, while electric blinds add a further touch of convenience to the open-plan living space. There is plenty of room for a large dining table, with doors opening directly onto the rear garden, creating a fantastic space for entertaining and everyday family life.

A separate lounge provides a comfortable second reception space, while a utility room and downstairs WC add further practicality.

Upstairs are four generous bedrooms, including an impressive main bedroom with fitted wardrobes and its own en-suite shower room. The remaining bedrooms are all well proportioned and are served by the modern family bathroom, giving plenty of flexibility for a growing family, guests or working from home.

Outside, the rear garden provides a private space for relaxing, entertaining and family use. To the front, the property benefits from a double driveway with ample off-road parking, together with a garage providing further parking or storage.

Having only been completed in 2025, the house offers all the advantages of a recently built Redrow home, with modern fittings, excellent energy efficiency and very little for the next owner to do.

Lisvane is one of Cardiff's most desirable residential areas, popular for its excellent schools, community feel and access to green space while remaining well connected to the city.

Lisvane Primary School is within easy reach, together with local favourites including The Old Cottage and The Black Griffin. Parc Cefn Onn and the nearby Lisvane and Llanishen Reservoirs provide some fantastic walks and open spaces close to home. For commuters, Lisvane offers convenient rail links into Cardiff city centre, while the M4 is approximately a 10-minute drive away.

A beautifully presented Redrow home that's only a year old, with four bedrooms, excellent living space and the added benefit of a double driveway and garage.

Ground Floor

- Living Room - (16'2" x 10'7")
- Open-Plan Kitchen/Diner - (21'5" x 12'9")
- Utility Room - (6'7" x 5'10")
- WC - (5'10" x 3'0")
- Garage - (19'4" x 9'8")

First Floor

- Master Bedroom - (16'2" x 10'7")
- En-Suite - (7'2" x 6'8")
- Bedroom 2 - (14'7" x 10'0")
- Bedroom 3 - (12'9" x 10'7")
- Bedroom 4 - (10'0" x 9'7")
- Bathroom - (7'7" x 6'8")















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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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