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CARDIFF

VALE

CAERPHELLY

BRISTOL

*Hillcot Close*

LISVANE



*Beautiful family home, with a mediterranean vibe, in the heart of Lisvane.*

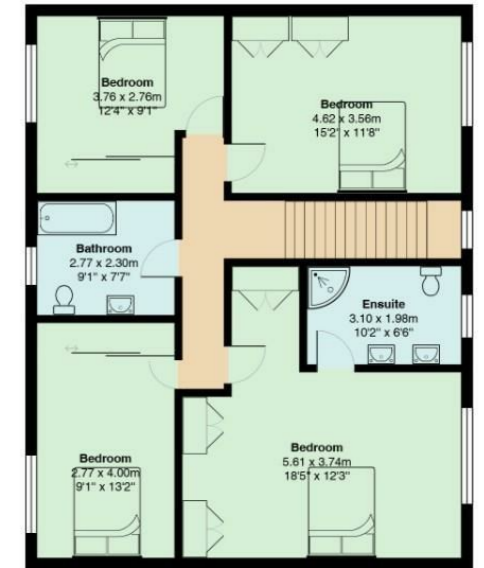
Comments by Jon Hooper-Nash



**Property Specialist**  
**Jon Hooper-Nash**  
 Director

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**Hillcot Close, Lisvane**

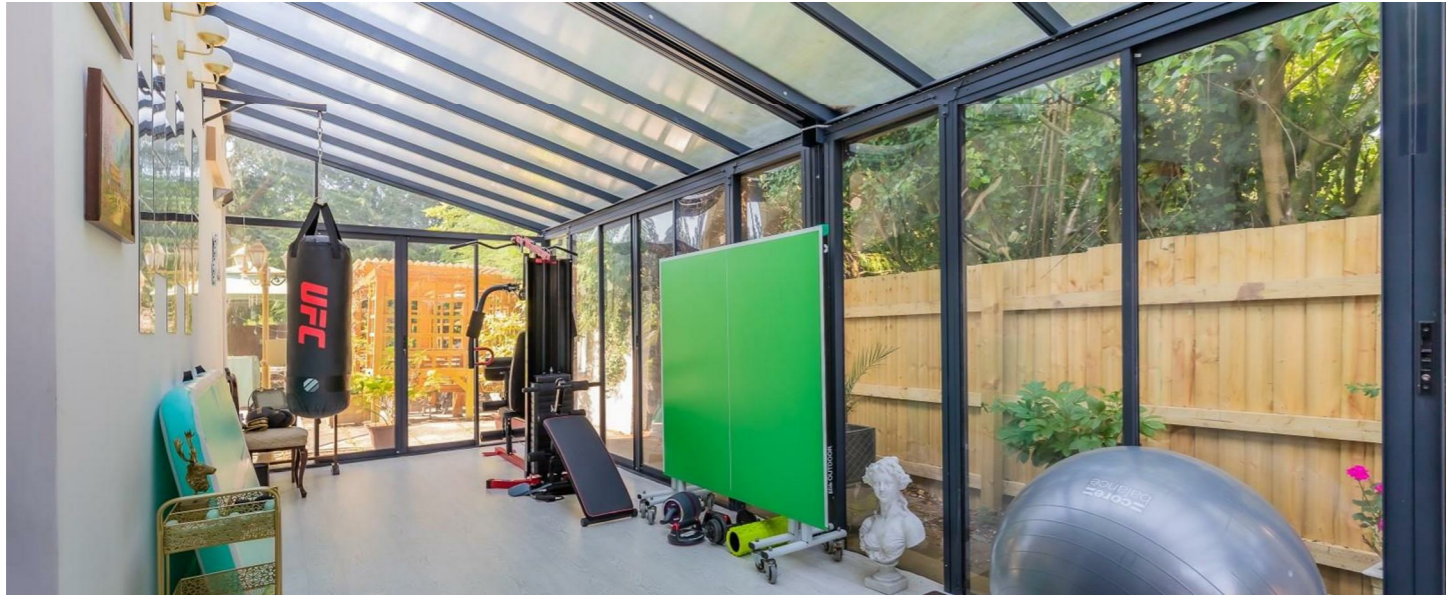


Total Area: 259.4 m<sup>2</sup> ... 2792 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

*Quiet cul-de-sac in the heart of Lisvane which is peaceful, tranquil and a perfect family home.*

Comments by the Homeowner





# Hillcot Close

Lisvane, Cardiff, CF14 0TN

Per Month

£2,700 Per Month



4 Bedroom(s)



3 Bathroom(s)



2792.00 sq ft



Contact our  
**Llanishen Branch**

02920 499680

Set in a peaceful corner of Lisvane is this beautiful, spacious 4-bedroom family home that is a wonderful addition to the rental market in Lisvane and North Cardiff. The property is accessed via private gates and is set back from the cul-de-sac with driveway parking for two vehicles and direct access to a double garage, again with electric shutter doors. Internally the property offers excellent space with fantastic living area with spacious lounge with patio doors leading into the garden. A modern kitchen-diner is offered with 6-seater dining table, generously proportioned kitchen with storage and small utility room. A large conservatory is set off the dinign area and is currently set up as a gym and games room. A modern bathroom suite and cloakroom is also offered, downstairs. Upstairs are four spacious bedrooms, the larger of which offering ensuite and fitted wardrobes. All four bedrooms are large double bedrooms and the property further offers separate family bathroom, upstairs. To the rear of the property is a beautifully kept enclosed rear garden with patio area. A beautiful property.

COUNCIL TAX BAND of H  
EPC RATING of D

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

