



103 Talbot Road Talbot Green CF72 8AE [www.3EA.uk](http://www.3EA.uk) [mail@3EA.uk](mailto:mail@3EA.uk) Tel: 01443 85 33 33 Fax: 01443 800 565



## 4 Beds, Detached, Freehold, £799,995

### Lisvane Road, Lisvane

Introducing a rare architectural gem nestled in the coveted locale of Lisvane, Cardiff, Three Estate Agents proudly present this distinguished residence to the discerning market.

### Features

- ARCHITECTURALLY UNIQUE
- FOUR / SIX BEDROOMS
- SPACIOUS FAMILY ROOM
- ZONAL UNDERFLOOR HEATING THROUGHOUT
- CLOSE TO LISVANE VILLAGE & TRAIN STATION
- TEN MINUTES TO THE M4



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Introducing a rare architectural gem nestled in the coveted locale of Lisvane, Cardiff, Three Estate Agents proudly present this distinguished residence to the discerning market. Boasting four generously sized bedrooms, a capacious family room, and an integrated garage, this home exudes both style and functionality.

Upon entry, you're greeted by a grand entrance hallway that seamlessly flows into the family room, adorned with exquisite herringbone flooring and zonal underfloor heating for added comfort. The expansive lounge area and dining space, illuminated by ample natural light cascading through large patio doors, create an inviting ambiance. The kitchen area is a culinary enthusiast's dream, featuring full-height units, integrated appliances, and a stylish breakfast island.

Adding versatility to the layout, two additional reception rooms with herringbone flooring and patio doors offer flexible usage options, whether as extra bedrooms or tailored to individual needs such as a playroom or gym. Rounding off the ground floor are a convenient utility room and a well-appointed WC.

Ascending to the first floor, a spacious landing area with soaring ceilings and full-height windows welcomes you, currently serving as a serene sitting area with French doors leading to a Juliet Balcony. A mezzanine space offers potential as a study area or reading nook.

The four double bedrooms, each featuring wood effect flooring and built-in wardrobes, offer comfort and functionality. The master suite boasts a balcony accessed through patio doors, a sizable walk-in wardrobe and a contemporary en-suite shower room with luxurious touches including oversized ceramic tiles, a spacious walk-in shower, and a sleek vanity unit. The modern family bathroom is equally impressive, showcasing a freestanding





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