



David Ricketts



Llwynypia Road, Lisvane

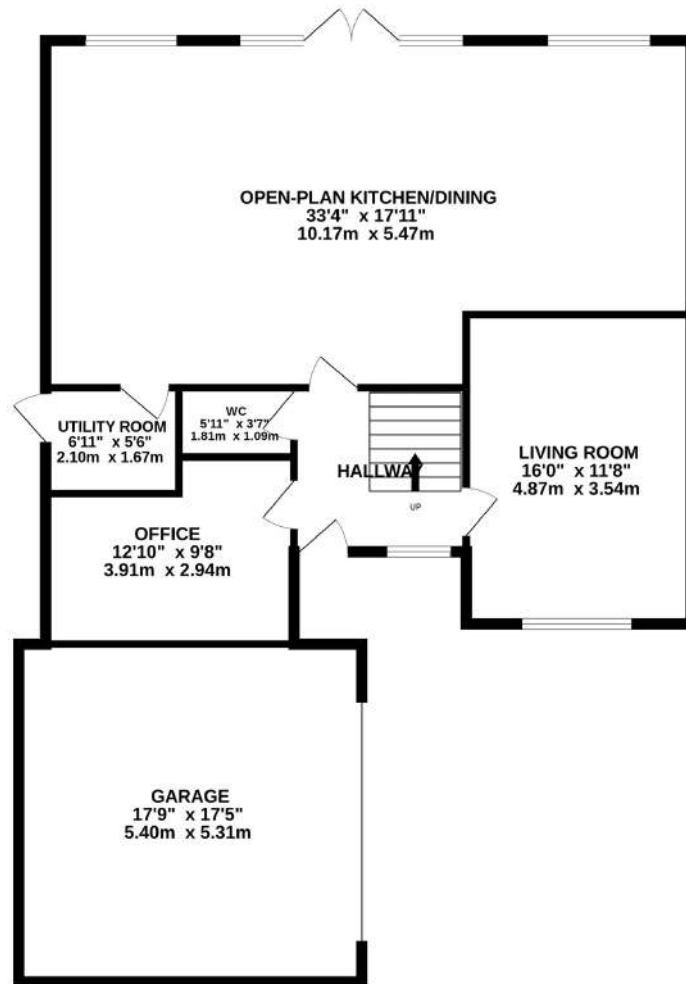
£799,000

2,109 sq.ft

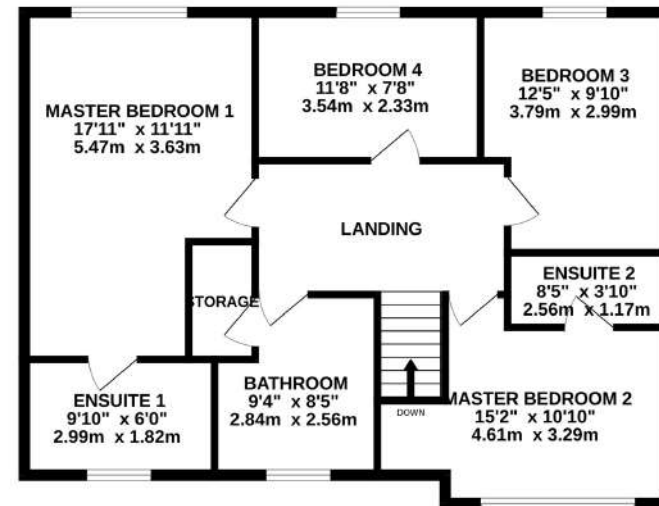
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GROUND FLOOR
1294 sq.ft. (120.2 sq.m.) approx.



1ST FLOOR
814 sq.ft. (75.7 sq.m.) approx.



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Llwynypia Road, Lisvane, Cardiff, CF14 - £799,000

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This exceptional four bedroom detached Redrow “Ledsham” home, built in 2023, sits on a private corner plot in the highly desirable area of Lisvane. Presented in outstanding, near new condition, the property combines modern luxury with practical design. It offers excellent curb appeal with a generous driveway and large garage, while inside the ground floor features two versatile front reception rooms currently used as a living room and home office, ideal for modern family living.

To the rear, the home opens into a spacious open plan kitchen, dining and living area designed for both everyday living and entertaining. This impressive space includes high specification Symphony units, quartz worktops, Siemens appliances, an integrated island fridge, boiling water tap and a sociable bar area. Amtico flooring runs throughout, complemented by electric blinds and app controlled heating. Double doors lead onto a landscaped garden, creating a seamless connection between indoor and outdoor space, while a utility room and downstairs WC add further convenience.

Upstairs there are four well proportioned bedrooms, including two generous principal rooms, with the main bedroom benefiting from a dedicated dressing area. A modern family bathroom includes both a bath and separate shower. The landscaped rear garden features porcelain tiling, lighting and side access, while additional highlights include solar panels with battery storage, an EV charger, media wall and stylish finishes throughout. The location offers a strong community feel, excellent schools, scenic outdoor spaces and convenient transport links to Cardiff and the M4.



Ground Floor

Living Room - (11'8" x 16'0")
Office - (12'10" x 9'8")
WC - (5'11" x 3'7")
Open-Plan Kitchen/Dining Space - (
Utility Room - (6'11" x 5'6")
Garage - (17'9" x 17'5")

First Floor

Master 1 - (11'11" x 17'11")
En-suite 1 - (9'10" x 6'0")
Master 2 - (15'2" x 10'10")
En-suite 2 - (8'5" x 3'10")
Bedroom 3 - (9'10" x 12'5")
Bedroom 4 - (11'8" x 7'8")
Bathroom - (8'5" x 9'4")

















David Ricketts & Co Property Services Limited

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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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