

Lon Y Ffynnon

LISVANE, CARDIFF, CF14 0AP

GUIDE PRICE £599,000

**Hern &
Crabtree**



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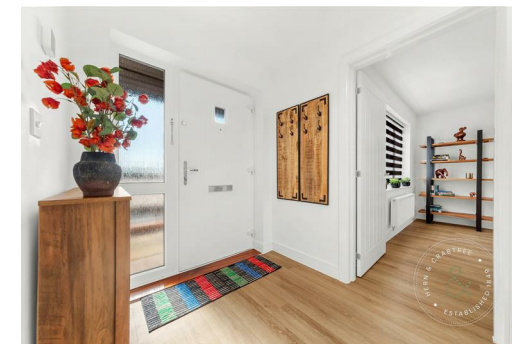
NO CHAIN. Set within a well-regarded residential setting in Lisvane, this detached new build home, completed in April 2025, offers a considered balance of space, light and practical design, arranged to suit modern family life. The interiors unfold with a natural ease, beginning with a welcoming entrance hall that leads to a series of well-proportioned reception spaces, each offering flexibility for both everyday living and more formal occasions.

At the heart of the home, the kitchen and dining room forms a sociable hub, opening directly onto the garden and inviting a seamless connection between inside and out. Thoughtfully arranged and well-equipped, it is a space equally suited to quiet mornings and larger gatherings. A separate study provides a calm environment for home working, while additional reception space allows for adaptability as family needs evolve.

Upstairs, four bedrooms are arranged around a central landing, including a principal suite with its own shower room. The remaining rooms are served by a well-appointed family bathroom, all designed with comfort and functionality in mind.

The garden extends the living space outdoors, with a generous lawn and paved terrace providing room for both relaxation and entertaining. To the front, a private driveway and garage offer practical convenience, complemented by an electric vehicle charging point.

Lisvane is widely regarded as one of Cardiff's most desirable residential areas, known for its village atmosphere, green surroundings and access to open countryside. The property is well placed for highly regarded local schools, including Lisvane Primary School and nearby secondary options. Excellent transport links are available via Lisvane and Thornhill railway station, offering direct routes into Cardiff city centre, along with convenient road access to the A48 and M4.



1358.00 sq ft

Entrance Hallway

This detached family home is entered via an oversized uPVC front door with a glazed panel to the side, opening into a welcoming hallway. The hallway features Amtico flooring, recessed lighting, a radiator, and a useful understairs storage cupboard, with stairs rising to the first floor.

Living Room

Located to the left, with a double glazed window to the front and double glazed patio doors to the rear, allowing for excellent natural light. The room is finished with wooden style Amtico flooring, adding both warmth and durability to the space.

Study

Positioned to the front of the property, with double glazed windows, Amtico flooring, and a radiator, ideal for home working.

Cloakroom / WC

Comprising a WC, wash hand basin, radiator, Amtico flooring and recessed lighting.

Kitchen / Dining Room

Spanning the width of the property, with double glazed patio doors and a rear window. Fitted with wall and base units, laminate work surfaces, a composite sink and drainer, four ring induction hob, integrated oven and microwave, fridge, freezer and dishwasher. The space is finished with wooden Amtico flooring, which flows seamlessly between the kitchen and dining areas, creating a cohesive and stylish look.

Utility Room

Providing additional storage, with a cupboard housing the combi boiler, laminate work surfaces, stainless steel sink and drainer, space and plumbing for a washing machine, radiator, and a door to the side.

First Floor Landing

With recessed lighting, a radiator, a large storage cupboard, and a double glazed window to the front. The flooring is also carpeted.

Master Bedroom

Overlooking the rear, with built-in storage, a radiator, and access to an en suite.

En Suite

Fitted with a walk-in shower, WC, wash hand basin, radiator, and a double glazed window.

Second Bedroom

Located to the front, with a double glazed window and radiator.

Third Bedroom

Overlooking the rear, with a radiator.

Fourth Bedroom

Positioned to the front, with a double glazed window and radiator.

Family Bathroom

Comprising a bath with shower over, WC, wash hand basin, heated towel rail, tiled walls, and a double glazed window to the side.

Rear Garden

Featuring a large paved seating area and an extensive lawn, enclosed by a combination of brick wall and timber fencing. A pathway leads to the side gate, with a cold water tap also installed.

Front Garden and Parking

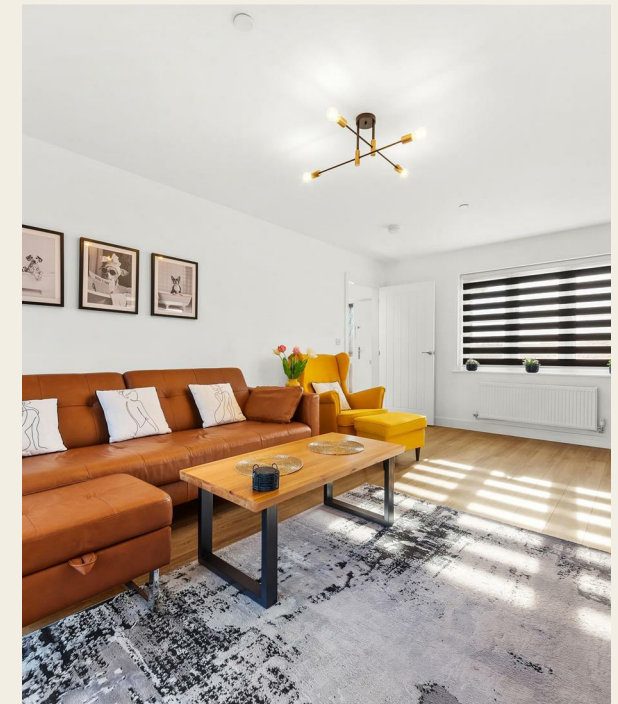
A small storm porch and steps lead down to a driveway providing off-road parking for two vehicles, along with access to the garage. An electric vehicle charging point is also installed.

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

