Rhodfa Pant-Teg

LISVANE, CARDIFF, CF14 0AG

GUIDE PRICE £430,000

Hern & Crabtree

Rhodfa Pant-Teg

In the heart of Lisvane, one of Cardiff's most desirable residential villages, this four bedroom townhouse offers generous accommodation arranged across three floors, designed for family life with a sense of proportion and balance.

The ground floor unfolds from a welcoming hallway into a front facing dining room filled with natural light, while to the rear the kitchen forms the centre of the home. Granite work surfaces, integrated appliances and a sociable breakfast island create a space equally suited to quiet mornings and lively gatherings, with doors opening directly onto the garden.

The first floor provides a gracious living room with access to a balcony overlooking the front aspect, alongside a double bedroom and bathroom. Above, the principal suite enjoys its own en suite shower room, complemented by two further bedrooms and an additional bathroom, offering flexibility for growing families or those working from home.

Lisvane is known for its village atmosphere, open green spaces and strong community feel. Excellent local schools including Lisvane Primary School and nearby independent options add to its appeal. Residents enjoy easy access to countryside walks, Llanishen Reservoir and Cefn Onn Park, while convenient transport links connect swiftly to Cardiff city centre and the M4. Everyday amenities, village shops and welcoming public houses are all close at hand.

This is a home that combines space, setting and practicality in one of Cardiff's most sought after postcodes.

- Four bedroom townhouse
- Kitchen with granite work surfaces
- Living room with balcony
- Two further bathrooms
- Sought after Lisvane location
- Arranged over three floors
- Breakfast island with hob
- Principal bedroom with en suite
- Enclosed rear garden

1182.00 sq ft

Entrance Hallway
A PVC entrance door with double glazed obscure vertical panel opens into the hallway. Tiled flooring runs underfoot and a radiator provides warmth. Stairs rise to the first floor.

Utility Cupboard
A useful utility cupboard offers space and plumbing for a washing machine and tumble dryer.

Dining Room
Positioned to the front of the property, the dining room features two double glazed windows allowing for good natural light. There is a radiator and a large built in storage cupboard.

Cloakroom
Fitted with tiled flooring to match the hallway, comprising WC and wash hand basin with radiator.

Kitchen and Dining Area
Located to the rear, this well planned kitchen is fitted with a range of base units beneath granite work surfaces incorporating a stainless steel one and a half bowl sink. Integrated appliances include dishwasher, oven and grill, separate oven, fridge and freezer. A central breakfast island provides seating for four and incorporates an electric hob. Tiled flooring continues throughout and a radiator serves the space. Double glazed patio doors open directly onto the rear garden.

First Floor Landing
With radiator and stairs rising to the second floor. A built in storage cupboard houses the boiler.

Living Room
A generous reception room with two double glazed windows to the front and double doors opening onto a balcony. Radiator.

Bedroom Two
Double glazed window to the front, built in wardrobes and radiator.

Family Bathroom
Tiled walls and tiled flooring. Suite comprising bath with shower over, WC and wash hand basin. Heated towel rail.

Second Floor Landing
With wooden balustrade, radiator and hatch providing access to the loft.

Principal Bedroom
Two double glazed windows to the front, built in wardrobe and radiator.

En Suite Shower Room
Tiled walls and tiled flooring. Walk in corner shower, WC and wash hand basin. Heated towel rail.

Bedroom Three
Double glazed window to the side, radiator and built in cupboard.

Bedroom Four
Double glazed window to the side and radiator.

Family Bathroom
Tiled walls and tiled flooring. Bath with shower over, WC and wash hand basin. Heated towel rail.

Front Garden
To the front, a paved path leads from a small storm porch to the pavement.

Rear Garden
The rear garden is enclosed with wooden fencing and laid to lawn with a paved seating area adjoining the house. A paved pathway leads to a wooden gate. There is an external cold water tap and power points.

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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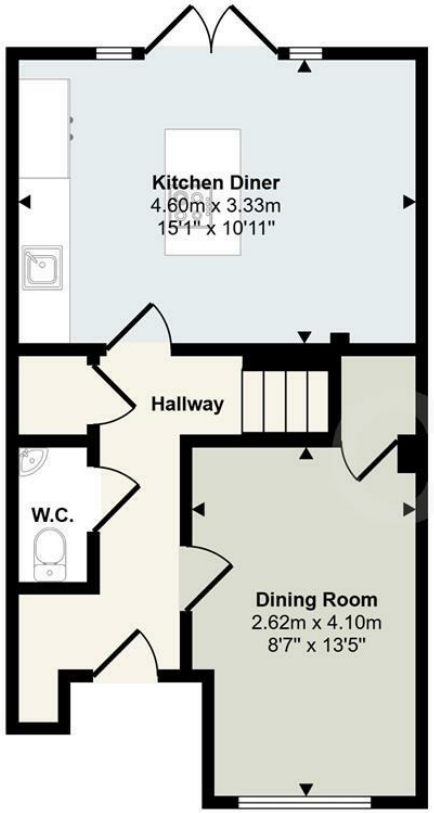
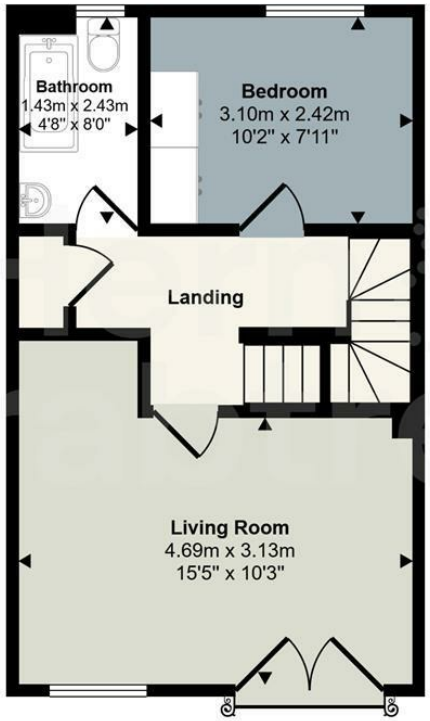
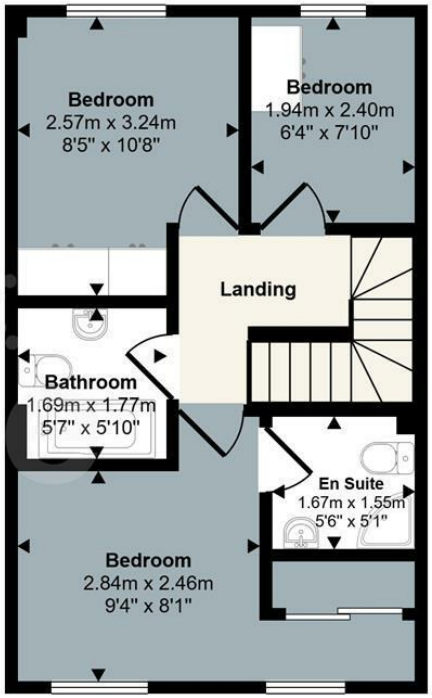
Approx Gross Internal Area
110 sq m / 1182 sq ft



Ground Floor
Approx 37 sq m / 399 sq ft



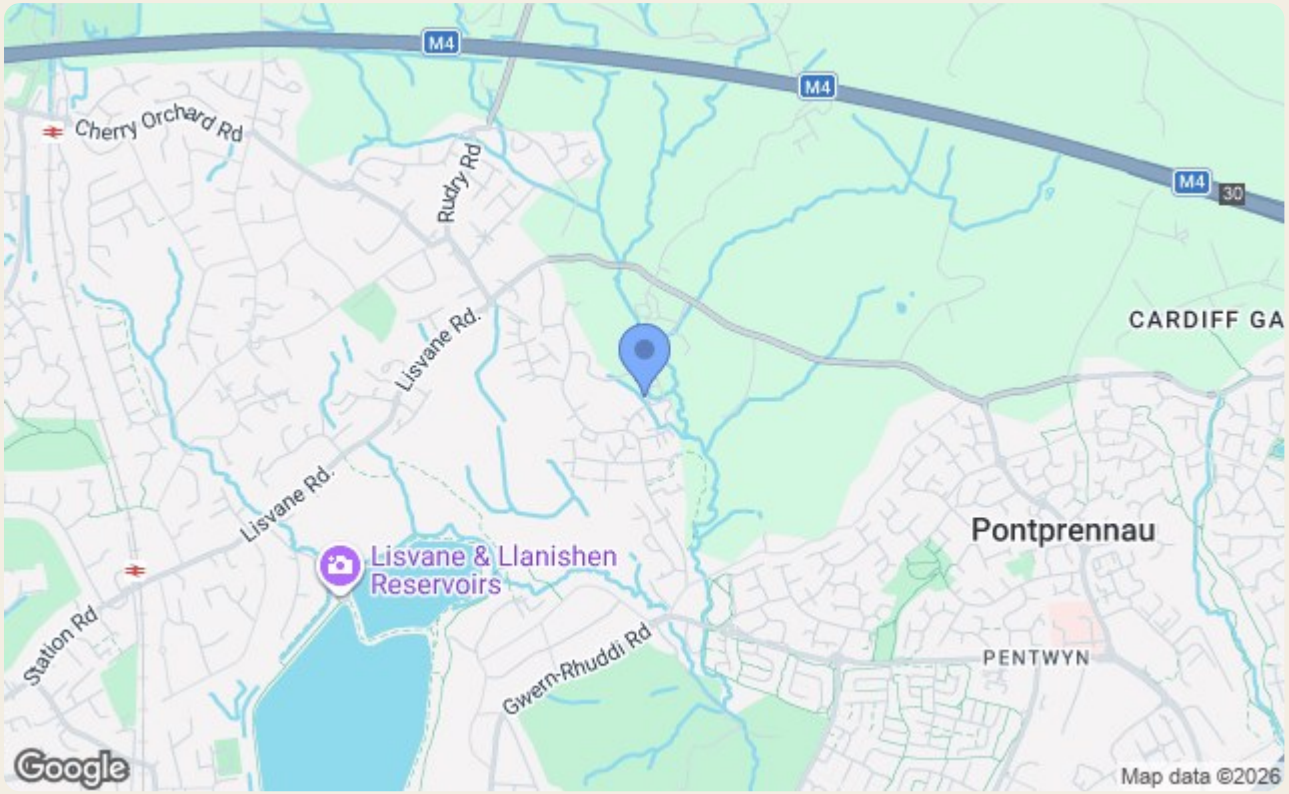
First Floor
Approx 36 sq m / 393 sq ft

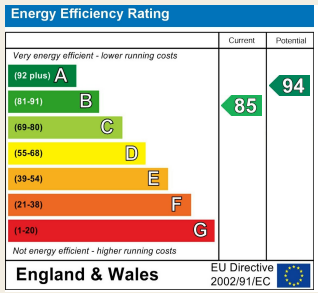


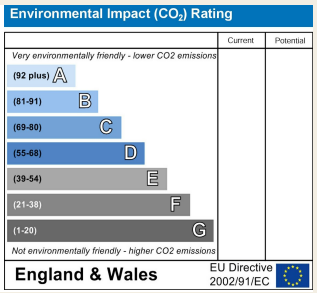
Second Floor
Approx 36 sq m / 391 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.







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