



David Ricketts



Llwynpia Road, Lisvane

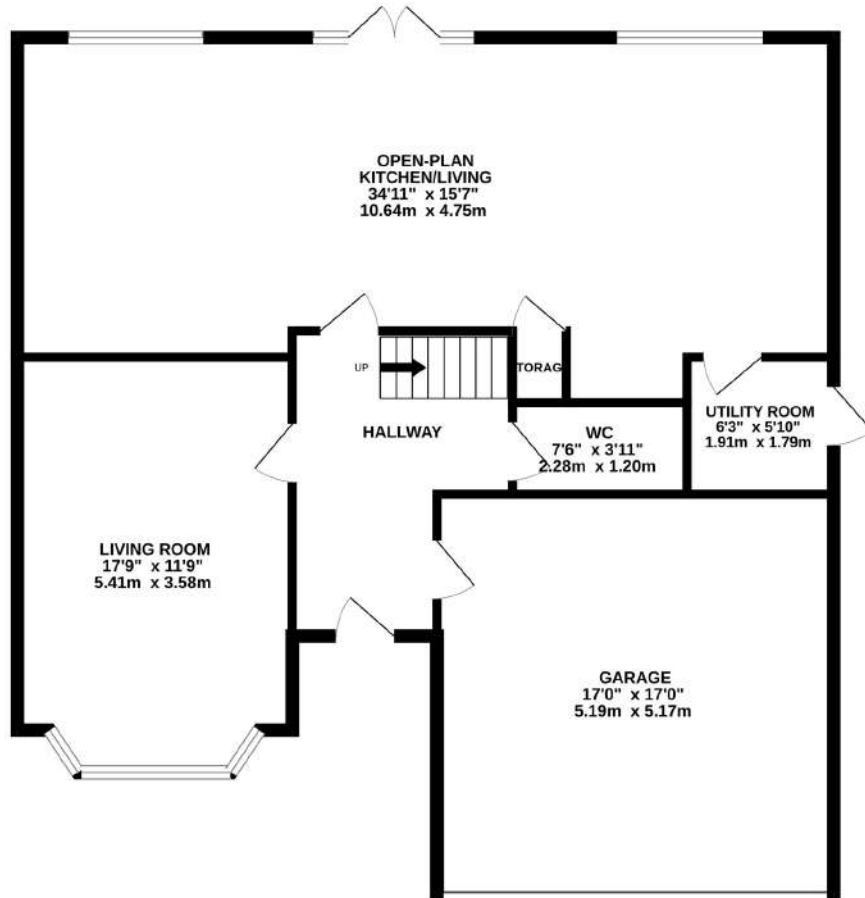
£785,000

1,980 sq.ft

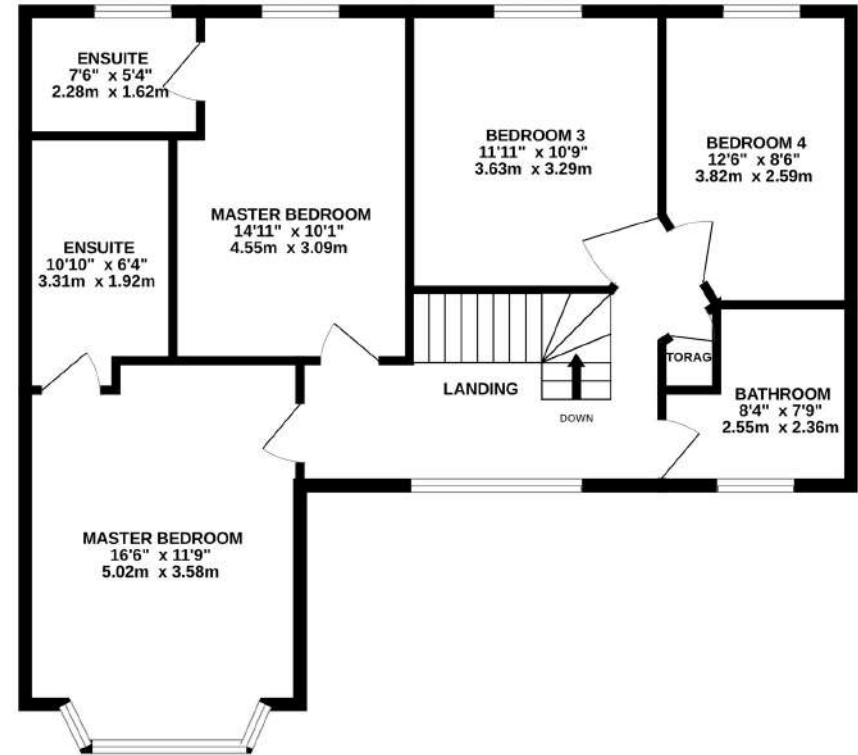
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3 

GROUND FLOOR  
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



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## Llwynypia Road, Lisvane, Cardiff, CF14 - £785,000



Built in 2023, this exceptional four-bedroom detached Henley-style home is situated within the highly sought-after area of Lisvane, Cardiff. Beautifully presented throughout and enhanced with an extensive selection of additional features and upgrades from new, the property offers impressive family accommodation, a landscaped rear garden and a double garage.

The property offers four double bedrooms, with two benefiting from en-suite shower rooms, together with a modern family bathroom. Both principal bedrooms feature fitted wardrobes, while Saxony carpet has been fitted throughout all bedrooms and the landing. The bathrooms and en-suites have been further enhanced with Mira showers, Porcelanosa wall tiles and Amtico Spacia vinyl flooring.

The ground floor is centred around an impressive open-plan kitchen, dining and living space, creating an ideal setting for everyday family life and entertaining, with direct access onto the landscaped rear garden. The kitchen features a pastel oak laminate work surface, Zanussi fridge freezer and two AEG single ovens, complemented by Plank Chester Acero flooring extending through the kitchen and hallway.

A separate living room provides an additional reception space and features a Claremont fireplace, while a utility room with side access adds further practicality. Brushed chrome downlights provide a smart and contemporary finish throughout selected areas of the home.

Externally, the landscaped rear garden provides an attractive private setting, while the property further benefits from a double garage with a remote-controlled electric garage door and driveway parking.

Lisvane is widely regarded as one of Cardiff's most desirable residential areas, known for its strong community feel and beautiful natural surroundings. The property is within walking distance of Lisvane Primary School and offers easy access to local amenities, including popular pubs such as The Old Cottage and The Black Griffin.

Residents can enjoy nearby countryside walks, as well as the scenic Parc Cefn Onn and the picturesque Lisvane and Llanishen Reservoirs. The property also benefits from excellent transport links, with the M4 approximately a 10-minute drive away.

### Ground Floor

Living Room - (17'9" x 11'9")

WC - (7'6" x 3'11")

Open-Plan Kitchen/Dining Space - (34'11" x 15'7")

Utility Room - (6'3" x 5'10")

Garage - (17'0" x 17'0")

### First Floor

Master 1 - (11'19" x 16'6")

En-suite 1 - (10'10" x 6'4")

Master 2 - (14'11" x 10'1")

En-suite 2 - (7'6" x 5'4")

Bedroom 3 - (11'11" x 10'9")

Bedroom 4 - (12'6" x 8'6")

Bathroom - (8'4" x 7'9")















## David Ricketts & Co Property Services Limited

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