

Selling with us

Property Details Approval Form

9 The Mount, Lisvane,
Cardiff, CF14 0FJ

Date: 19 March 2026

Property Ref and Version: LSN304885 - 0008

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£1,295,000

Tenure: Freehold

Key Features

- EPC C, COUNCIL TAX BAND I, FIVE BEDROOMS, THREE BATHROOMS
- FIVE RECEPTION ROOMS, 4020 SQUARE FEET,
- STUNNING COUNTRY RESIDENCE, TRANQUIL LOCATION
- GATED SEVEN CAR ENTRANCE DRIVE, DOUBLE GARAGE
- NEW WINDOWS, LUXURY FITTINGS
- WALKING DISTANCE TO LISVANE RAILWAY STATION
- WALKING DISTANCE TO LISVANE PRIMARY SCHOOL
- EPC Rating: C

Short Description

A truly distinctive detached five bedroom traditional country home. Set back behind a seven car gated entrance drive, with large and lovely surrounding private gardens, level and sunny. Amazing living space with 4020 square feet. Outstanding location.

Long Description

A truly magnificent detached five bedroom, five reception room county residence with three bathrooms and a large and lovely private level surrounding garden, a seven car gated private entrance drive and a substantial integral double garage. Tucked away at the far end of a very exclusive and select residential close, well away from passing traffic, yet only a short walk from both Lisvane Railway Station and the highly favoured Lisvane Primary School. Built in 1991, by Messrs George Wimpey builders, a well respected firm of national house builders, completed with a 10 year NHBC guarantee, this well designed capacious family home provides a generous and executive style family home with an imposing period ambience, with external elevations in characteristic brick and charming clay tiles, all beneath a large, hipped roof. This very versatile property provides 4020 square feet with two generation living options, and a stunning tranquil location adjacent to open paddock land and countryside, and in recent years there has been many substantial improvements including replacement PVC double glazed windows, still under a five year warranty with Glassteel, a quality fully fitted open plan kitchen and breakfast room (18'2 x 13'1) installed by Magnet, a fully equipped studio-home office complete with kitchen, a sophisticated intruder alarm, Cat 5 cabling throughout the living accommodation gas heating with many stylish vertical contemporary radiators, and a FULL RE-WIRE.

Directions

Continue along Cherry Orchard Road, away from Lisvane Railway Station, at the T junction turn left into Graig Road, and then take the first turning right in The Mount. The residence will be found at the far end of the close tucked away on the right.

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Room Description

The Property

The bright and flexible living space comprises an entrance reception hall approached by a glass pannelled porch, leading to a principle lounge (24' 1" x 14' 6"), a down stairs cloak room with a modern white stylish suite, an 18 FT kitchen and breakfast room with multiple integrated appliances, a double glazed conservatory which has french doors which open onto the large private gardens, a Snug 9' 5" x 10' 6", a Sitting Room 19' x 9' 9", a super sized utility room (16' x 7' 9"), and a first floor fully self contained studio with kitchen area, (20' 9" x 11' 9"). The first floor comprises five bedrooms and three bathrooms, two being stylish new contemporary ensuites. The master bedroom is a staggering 24' 3" x 14' 6", whilst the super sized second bedroom is a spacious 19' x 11' 10". There is also a custom made returning staircase that leads to a huge attic room (27' 5" x 24' 6" min), ready to be converted if required.

A truly distinctive detached five bedroom traditional country home, set back behind a seven car gated entrance drive, with large and lovely surrounding private gardens, level and sunny. Amazing living space with 4020 square feet. Outstanding location with no chain.

Ground Floor

Entrance Porch

6' 9" x 6' 3" (2.06m x 1.91m)

Approached via a stylish composite part panelled front entrance door inset with two sealed double glazed obscure glass upper light windows with matching side screen windows and side windows in PVC, porcelain tiled floor, ceiling with spotlights.

Entrance Reception Hall

12' 6" x 22' maximum (3.81m x 6.71m maximum)

Approached via a clear glass oversized floor to ceiling double glazed PVC entrance door with clear glass side screen windows leading in to a central hall with engineered oak flooring throughout, high ceiling with spotlights and a stylish contemporary vertical radiator. Wide returning spindle balustrade carpeted staircase leading to the first floor landing, useful built-in cloaks hanging cupboard.

Downstairs Cloakroom

Stylish modern white suite with porcelain tiled floor and tiled walls comprising slim line W.C., shaped mounted wash hand basin with chrome mixer taps, chrome vertical towel rail/radiator, obscure glass PVC double glazed window to front, ceiling with spotlights, chrome light switch.

Lounge

24' 1" x 14' 6" (7.34m x 4.42m)

A super size principal reception room inset with a stylish and contemporary living flame clear glass fronted log effect gas fire with matching slate surround, PVC window with an open outlook across the totally private front gardens and entrance drive, two stylish contemporary vertical radiators, engineered oak flooring, high ceiling with spotlights, double hardwood panel doors leading in to the entrance reception hall, further white PVC double glazed French doors with side screen windows opening in to the conservatory.

Kitchen & Breakfast Room

18' 2" x 13' 1" (5.54m x 3.99m)

Quality fitted kitchen with an extensive range of both floor and eye level units with top quality granite worktops incorporating a stainless steel sink with vegetable cleaner, mixer taps, and granite drainer, slim line handles, central island unit incorporating a Neff five ring gas stainless steel hob beneath an AEG canopy style extractor hood with glass surround, multi integrated chrome finished drawers with custom made cutlery compartments, integrated Neff dishwasher, two integrated Neff fan assisted ovens, integrated Neff microwave, two further integrated combined grills and ovens, integrated AEG coffee maker. Large deep pan drawers, space for the housing of an American style fridge freezer, stylish tiled flooring throughout, ample space for a breakfast or a dining table

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and chairs, contemporary radiator, glass fronted eye level cabinets, high ceiling with spotlights, three PVC double glazed windows each with pleasing outlooks across the surrounding gardens. Stylish chrome finished light switches and power points throughout.

Utility Room

16' x 7' 9" (4.88m x 2.36m)

Fully fitted with extensive modern units and work tops, plumbing for washing machine, window and outer door to rear gardens, space for a tumble dryer, sink unit with mixer taps and drainer.

Conservatory

14' 1" x 14' 8" (4.29m x 4.47m)

A very impressive sun lounge conservatory constructed with a cavity brick plinth outer wall surmounted with hardwood sealed double glazed windows all beneath a sealed double glazed clear glass roof with multi fitted blinds, tiled flooring throughout, approached from both the kitchen/breakfast room and the lounge, and inset with two full size French doors that open on to the large and lovely surrounding gardens.

Snug

9' 5" x 10' 6" (2.87m x 3.20m)

Approached independently from the entrance hall via a hardwood traditional style panel door leading to a very versatile additional reception room perfect as a snug or reading room or sitting room, with continuous engineered oak floor, and inset with a white PVC double glazed window with a pleasing rear garden outlook, stylish contemporary vertical radiator and a single PVC double glazed French door with matching clear glass side screen windows that open on to a large sun terrace. High ceiling with spotlights, chrome finished light switches and power points.

Sitting Room

19' x 9' 9" (5.79m x 2.97m)

Independently approached from the entrance hall via a hardwood traditional style panel door leading to a further versatile reception room, also finished with continuous engineered oak flooring and inset with white PVC double glazed French doors that open on to the large and lovely rear gardens, stylish contemporary radiator, further PVC double glazed window to front, high ceiling with spotlights.

Outer Hall

Approached from the sitting room, with continuous engineered oak floor and equipped with an internal courtesy door that provides direct access to the double garage, stylish and contemporary vertical radiator, PVC double glazed clear glass window with a rear garden outlook, carpeted custom made staircase leading to.....

Studio / Home Office

20' 9" x 11' 9" (6.32m x 3.58m)

Forming part of a first floor garage roof space conversion providing a multi functional spacious additional reception room, perfect as a home office but ideal as a hobbies room, games room, play room or studio. High specification with wood flooring and two white PVC double glazed windows with side aspect across the side gardens and drive, access to useful eaves roof space storage areas, high ceiling with spotlights, further velux double glazed window with blackout blind, radiator. Access to a separate small self contained kitchen area with chrome finished floor units with round nosed laminate worktops incorporating a circular shaped sink with mixer taps, continuous engineered oak floor, chrome vertical towel rail/radiator, two small pretty leaded timber casement sealed double glazed windows to rear and front aspect. This room is approached from the studio via a hardwood panel door that provides a perfect facility for someone working from home. Throughout the studio there are chrome finished light switches and power points.

Utility Room

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16' x 7' 9" (4.88m x 2.36m)

Independently approached from the entrance reception hall via a hardwood traditional style panel door leading to an extremely useful utility room area, sizeable with multi functional facilities including a range of floor and eye level units along one side with slim line handles and round nosed laminate worktops incorporating a stainless steel sink with mixer taps and drainer, space for a washing machine, space for a tumble dryer, slate tiled flooring, high ceiling with spotlights, vertical radiator, further useful full width breakfast bar with PVC double glazed window with rear garden views and a further part panelled double glazed outer door that opens directly on to the large and lovely rear gardens. High ceiling with spotlights, chrome finished light switches and power points throughout.

First Floor

Landing

Approached via a wide carpeted returning spindle balustrade staircase that leads to a central landing with engineered oak flooring, stylish contemporary radiator, high ceiling with coving and spotlights, and a built-in full size linen cupboard with multiple shelves.

Master Bedroom

24' 3" x 14' 6" (7.39m x 4.42m)

A super size master suite with engineered oak flooring, and two PVC double glazed windows one full width with wood sill and a rear garden outlook, the second with a wood sill but a direct view of the front gardens and drive. Two stylish contemporary radiators, high ceiling with spotlights, stylish chrome finished light switches and power points.

Ensuite Bathroom

11' 10" x 8' 6" (3.61m x 2.59m)

Beautifully appointed high quality luxury Duravit suite comprising large deep panel bath with chrome mixer taps, pop-up waste and chrome shower fitment, two vanity shelves, twin shaped mounted wash hand basins with a vanity worktop with chrome mixer taps and pop-up waste, slim line W.C. with concealed cistern, triple length walk-in contemporary shower fully tiled with a glass shower screen and a chrome waterfall fitment together with a separate mixer shower fitment. Walls and floor tiled, ceiling with spotlights, air ventilator, full height chrome vertical towel rail/radiator, obscure glass PVC double glazed window to front, very useful full height concealed bathroom cabinet with multi shelving. Very impressive ensuite bathroom.

Guest Bedroom Two

19' x 11' 10" (5.79m x 3.61m)

Independently approached from the landing via a hardwood traditional style panel door leading to a further capacious second master suite with engineered oak flooring, PVC double glazed French doors that open on to a decorative Juliet balcony with lovely open views across the sizeable surrounding gardens and on to tree lined paddock land. Stylish chrome finished light switches and power points, stunning vertical radiator, further PVC double glazed window with a view across the private front gardens and drive.

Ensuite Shower Room

Beautifully appointed with a white suite with tiled floor and part tiled walls comprising large shower cubicle with fully tiled walls, vanity shelf, chrome fittings, clear glass shower door and screen. Slim line W.C. with concealed cistern, wall mounted large shaped wash hand basin with chrome mixer taps and pop-up waste and a chrome towel rail, chrome vertical towel rail/radiator, further vanity shelf, ceramic tiled window sill with obscure glass PVC double glazed window to rear, high ceiling with spotlights, air ventilator.

Bedroom Three

10' 7" x 9' 5" (3.23m x 2.87m)

Independently approached from the landing via a hardwood traditional style panel door. This room is currently used as a dressing room has been fully fitted with open fronted hanging space with mounted retractable drawers. Stylish flooring, coving, high ceiling

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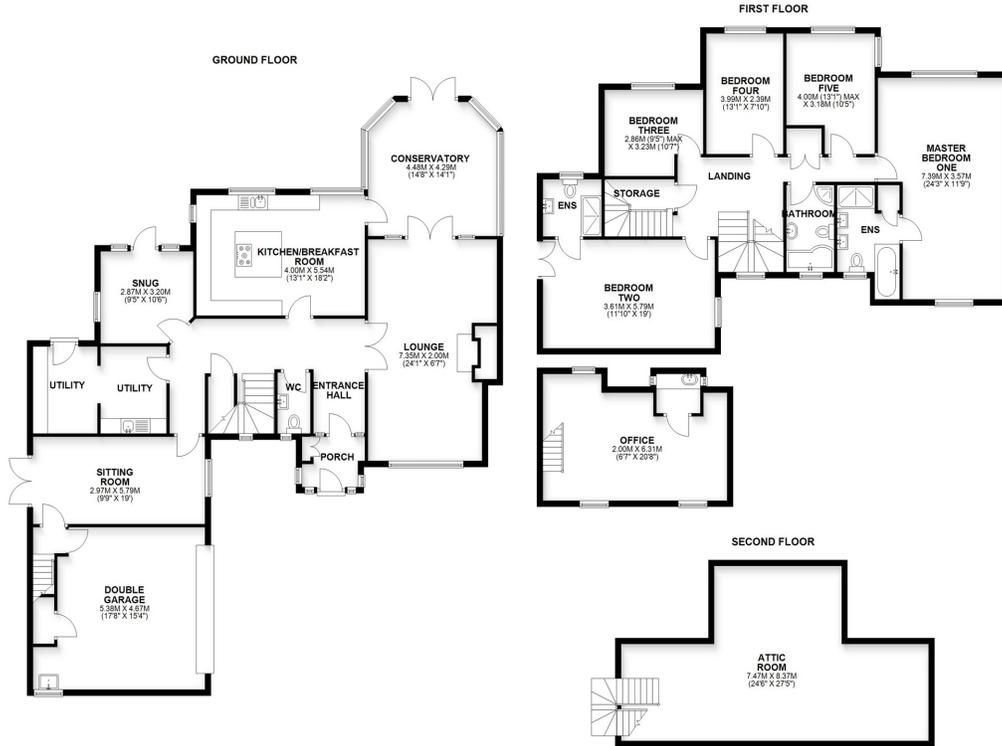


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Floor Plan



Approval

	Signature	Date
David Lovitt		
Mrs S.J. Bacon		