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CARDIFF

VALE

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BRISTOL



Heol Nant Glandulas

LISVANE



A beautifully presented three bedroom detached family home in the sought after area of Lisvane, not to be missed!

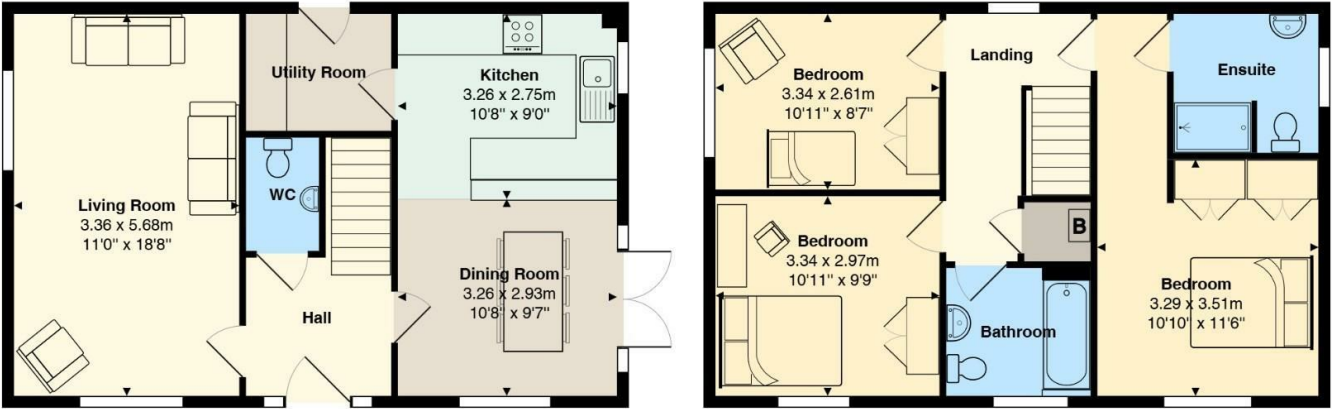
Comments by Ms Nadia Refae



Property Specialist
Ms Nadia Refae
Valuer

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Heol Nant Glandulas



Total Area: 102.0 m² ... 1098 ft²

All measurements are approximate and for display purposes only

We have loved living here, particularly because of its unique position next to the wildlife corridor, which gives the property a sense of privacy and space. With no immediate feeling of being overlooked and views of the surrounding greenery, it often feels as though the house is set apart from the rest of the development. The street itself is quiet with very little passing traffic, creating a peaceful environment that's ideal for both families and professionals. We've also enjoyed all the benefits of living in a modern new-build home, including energy efficiency, low maintenance, and contemporary living spaces.

Comments by the Homeowner





Heol Nant Glandulas

Lisvane, Cardiff, CF14 0PQ

Asking Price

£475,000



3 Bedroom(s)



2 Bathroom(s)



1098.00 sq ft



Contact our
Llanishen Branch
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Nestled in the desirable area of Heol Nant Glandulas in Lisvane, Cardiff, this stunning detached family home offers a perfect blend of modern living and comfort. Built in 2019, the property boasts a generous 1,098 square feet of well-designed space, making it an ideal choice for families seeking a contemporary lifestyle.

Upon entering, you are greeted by a welcoming atmosphere, enhanced by the modern decor that flows throughout the home. The property features two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen is designed for both functionality and style, making it a joy to prepare meals.

This delightful home comprises three well-proportioned bedrooms, ensuring that everyone has their own private space. The two bathrooms are thoughtfully designed, offering convenience and comfort for the whole family.

Outside, the property benefits from off-road parking, a valuable feature in this sought-after location. The surrounding area is known for its community spirit and excellent local amenities, making it a perfect place to settle down.

In summary, this detached house on Heol Nant Glandulas is a fantastic opportunity for those looking for a modern family home in a tranquil setting. With its spacious layout, contemporary finishes, and convenient parking, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your new home.



Hall	Garden
W/C	Driveway
Living Room 11'0" x 18'7" (3.36 x 5.68)	Tenure
Dining Room 10'8" x 9'7" (3.26 x 2.93)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Kitchen 10'8" x 9'0" (3.26 x 2.75)	School Catchment
Utility Room	My English medium primary catchment area is Llysfaen Primary School.
Landing	My English medium secondary catchment area is Llanishen High School.
Master Bedroom 10'9" x 11'6" (3.29 x 3.51)	My Welsh medium primary catchment area is Ysgol Y Berllan Deg.
Ensuite	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern.
Bathroom	EPC
Bedroom Two 10'11" x 9'8" (3.34 x 2.97)	B
Bedroom Three 10'11" x 8'6" (3.34 x 2.61)	Council Tax
	F





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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	

