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CARDIFF

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Heol Cefn Onn

LISVANE

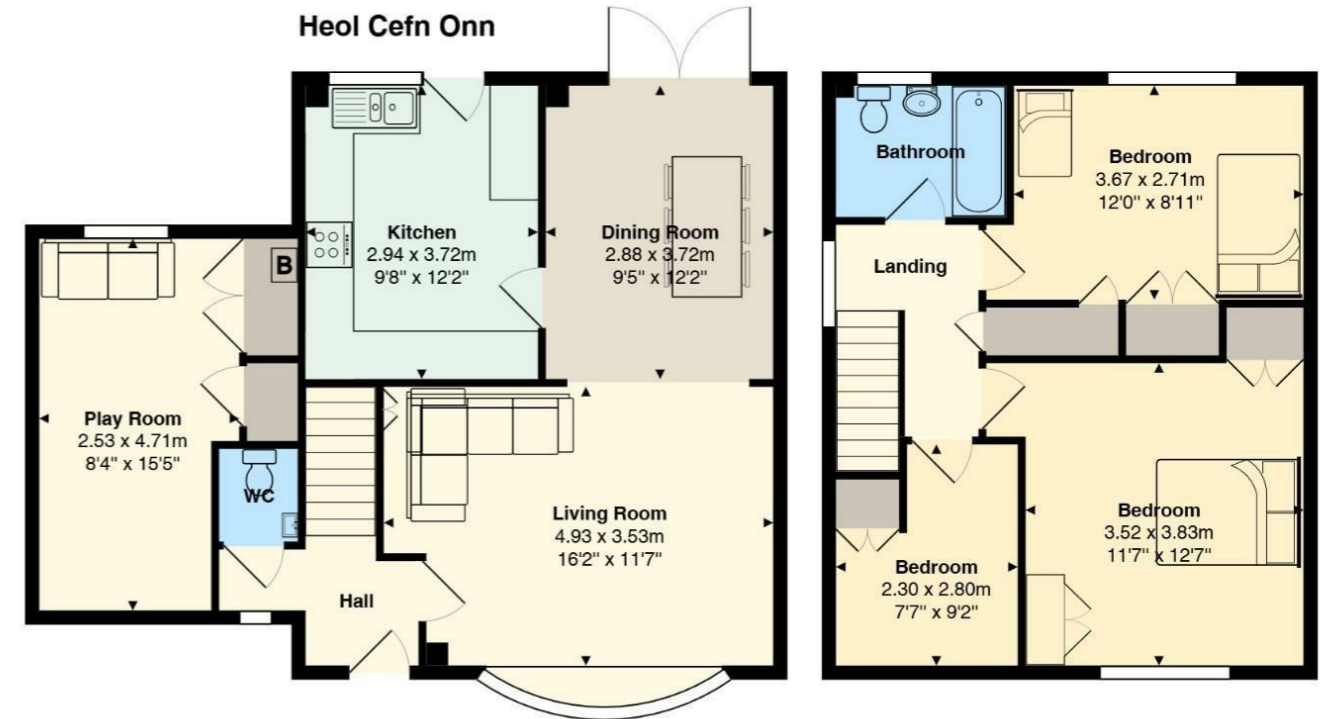


A beautifully presented three bedroom home in the sought after area of Lisvane.

Comments by Ms Nadia Refae



Property Specialist
Ms Nadia Refae
 Valuer
 nadia@jeffreygross.co.uk



Total Area: 103.9 m² ... 1119 ft²

All measurements are approximate and for display purposes only

Heol Cefn Onn has been a wonderful family home for us. We have loved making memories here and hope that the next owners will enjoy living her as much as we have.

Comments by the Homeowner





Heol Cefn Onn

Lisvane, Cardiff, CF14 0TP

Offers Over

£525,000



3 Bedroom(s)



2 Bathroom(s)



1119.00 sq ft



Contact our
Llanishen Branch

02920 499680

Nestled in the desirable area of Heol Cefn Onn, Lisvane, Cardiff, this charming detached house presents an excellent opportunity for families and professionals alike. Spanning an impressive 1,119 square feet, the property boasts three well-proportioned reception rooms, providing ample space for relaxation and entertainment.

The heart of the home features an inviting open plan living and dining room, perfect for hosting gatherings or enjoying quiet evenings with loved ones. The property comprises three comfortable bedrooms, ensuring a restful retreat for all family members. With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

A notable highlight of this residence is the garage conversion, which offers additional versatile space that can be tailored to your needs, whether as a home office, playroom, or extra storage. The property also benefits from off-road parking, providing convenience and peace of mind.

Situated in a sought-after area, this home is surrounded by a friendly community and is within easy reach of local amenities, schools, and parks. This delightful detached house is not just a property; it is a place where memories can be made. Do not miss the chance to make this wonderful home your own.



Hall	Tenure
	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
EPC	EPC
D	D
Living Room 16'2" x 11'6" (4.93 x 3.53)	School Catchment
Dining Room 9'9" x 12'2" (2.98 x 3.72)	My English medium primary catchment area is Llysfaen Primary School
Kitchen 9'7" x 12'2" (2.94 x 3.72)	My English medium secondary catchment area is Llanishen High School
Play Room 8'3" x 15'5" (2.53 x 4.71)	My Welsh medium primary catchment area is Ysgol Y Wern
W/C	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf
Landing	Council Tax
Master Bedroom 11'6" x 12'6" (3.52 x 3.83)	F
Bedroom Two 12'0" x 8'10" (3.67 x 2.71)	
Bedroom Three 7'6" x 9'2" (2.30 x 2.80)	
Bathroom	

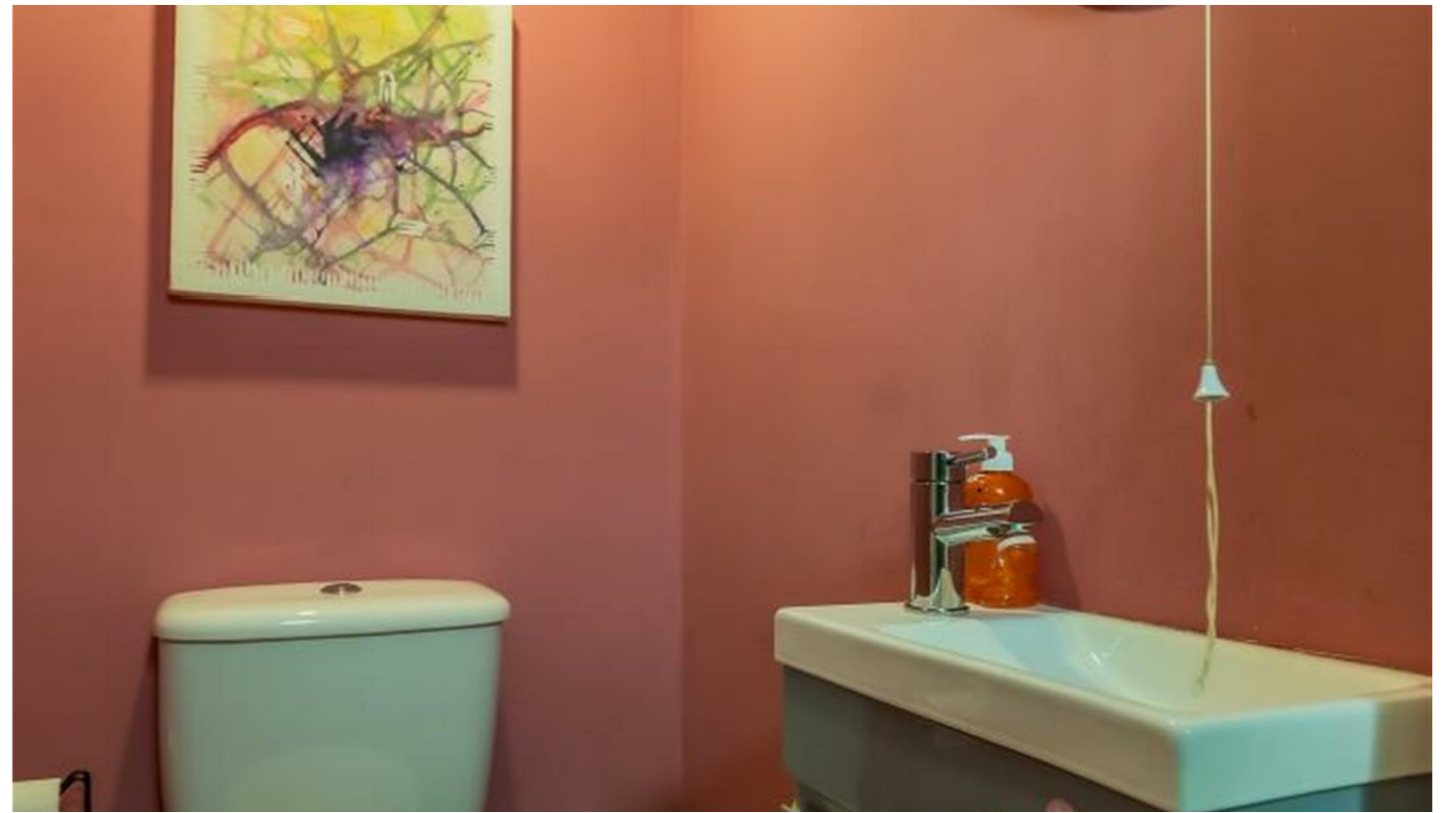
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

