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CARDIFF

VALE

CAERPHILLY

BRISTOL



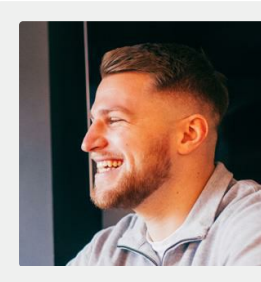
Heol Wnant Glandulas

LISVANE



A beautifully presented four-bedroom detached home, combining modern living with a peaceful Lisvane setting. With generous living space, three bathrooms, garage and driveway, plus the wildlife reserve right on your doorstep, this is a home that offers both comfort and tranquillity.

Comments by Mr Max Tustin

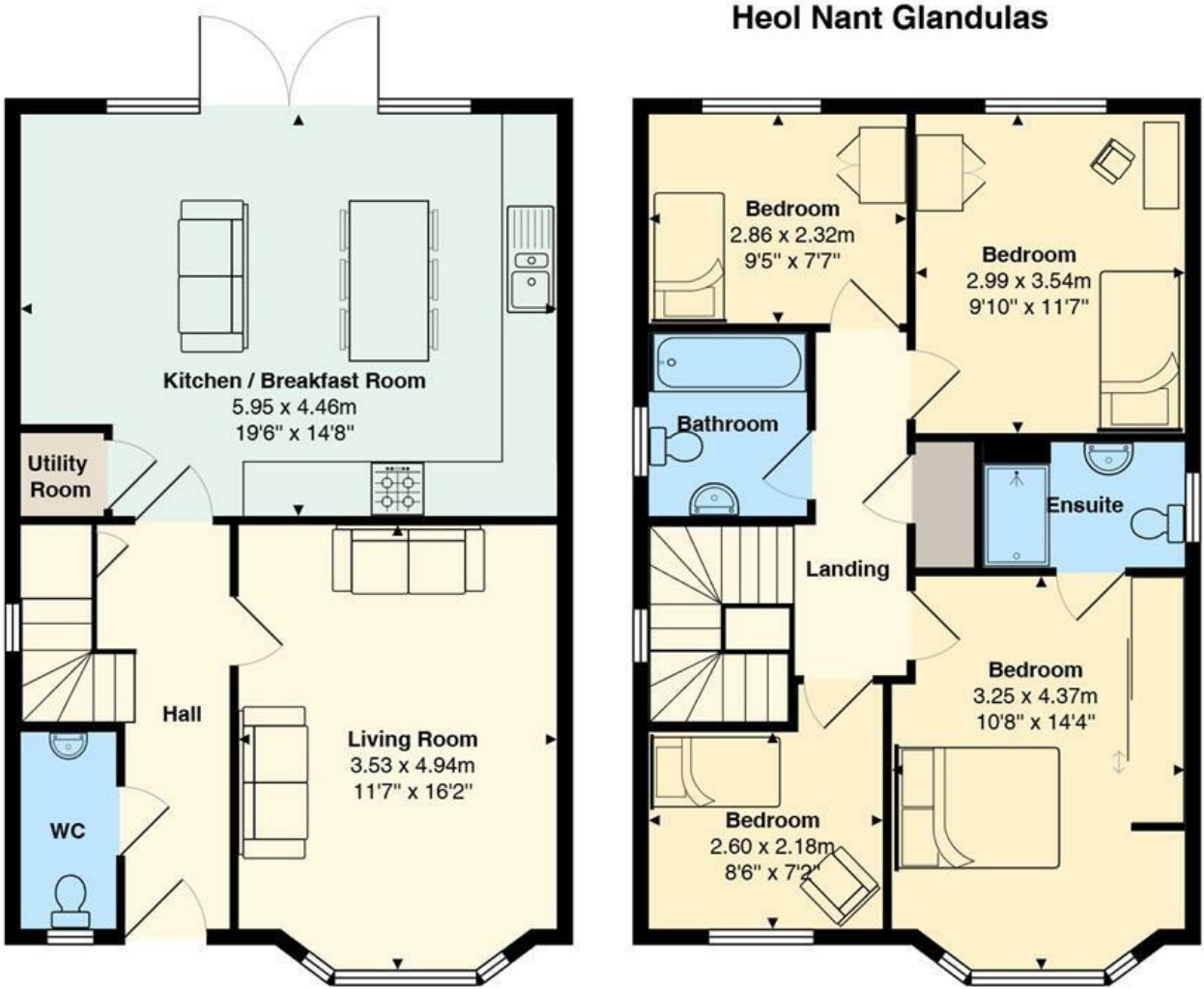


Property Specialist
Mr Max Tustin
Sales Negotiator

max@jeffreygross.co.uk



Comments by the Homeowner



Total Area: 109.5 m² ... 1178 ft²
All measurements are approximate and for display purposes only



Heol Nant Glandulas

Lisvane, Cardiff, CF14 0PQ

Asking Price

£550,000



4 Bedroom(s)



3 Bathroom(s)



1178.00 sq ft



Contact our
Penylan Branch
02920 499680

Nestled in the serene surroundings of Heol Nant Glandulas in Lisvane, Cardiff, this exquisite detached house offers a perfect blend of modern living and natural beauty. Having been purchased new just six years ago, the property boasts a contemporary design and is in excellent condition.

With four spacious bedrooms, this home is ideal for families or those seeking extra space. The property features two inviting reception rooms, providing ample room for relaxation and entertaining guests. Additionally, there are three well-appointed bathrooms, ensuring convenience for all residents.

The house is complemented by a garage and a driveway, offering secure parking and extra storage options. Its prime location near a wildlife reserve allows for delightful walks and a chance to enjoy the tranquillity of nature right on your doorstep.

This property is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area of Cardiff. Don't miss the chance to make this beautiful house your new home.

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Hall	School catchment English medium primary catchment area is Llysfaen Primary School Medium secondary catchment area is Llanishen High School Welsh medium primary catchment area is Ysgol Y Berllan Deg Welsh medium secondary catchment area is ol Gyfun Gymraeg Bro Edern
Living Room 11'6" x 16'2" (3.53 x 4.94)	
W.C	
Kitchen/Breakfast Room 19'6" x 14'7" (5.95 x 4.46)	
Utility Room	Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor. Property is freehold however annual maintenance charge of approx £150 for up keep of wildlife corridor, fields and paths on development.
Landing	Tax Band F
Bedroom One 10'7" x 14'4" (3.25 x 4.37)	
En Suite	
Bedroom Two 9'9" x 11'7" (2.99 x 3.54)	
Bathroom	
Bedroom Three 9'4" x 10'10" (2.86 x 3.32)	
Bedroom Four 8'6" x 7'1" (2.60 x 2.18)	









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	

