



*Graig Road*  
LISVANE

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CARDIFF

VALE

CAERPHILLY

BRISTOL

JeffreyRo



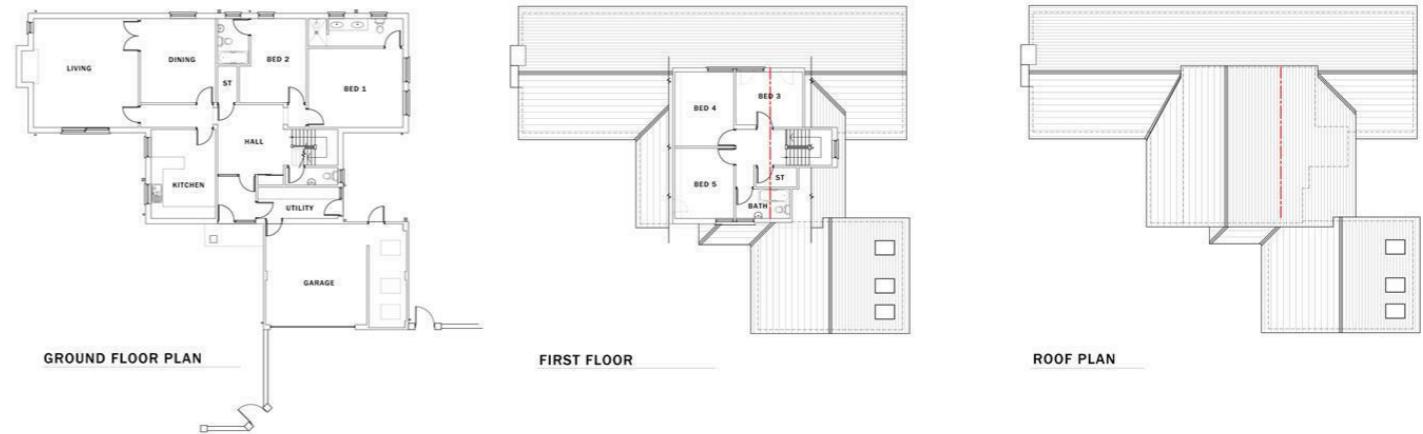
Comments by Mr Elliott Hooper-Nash



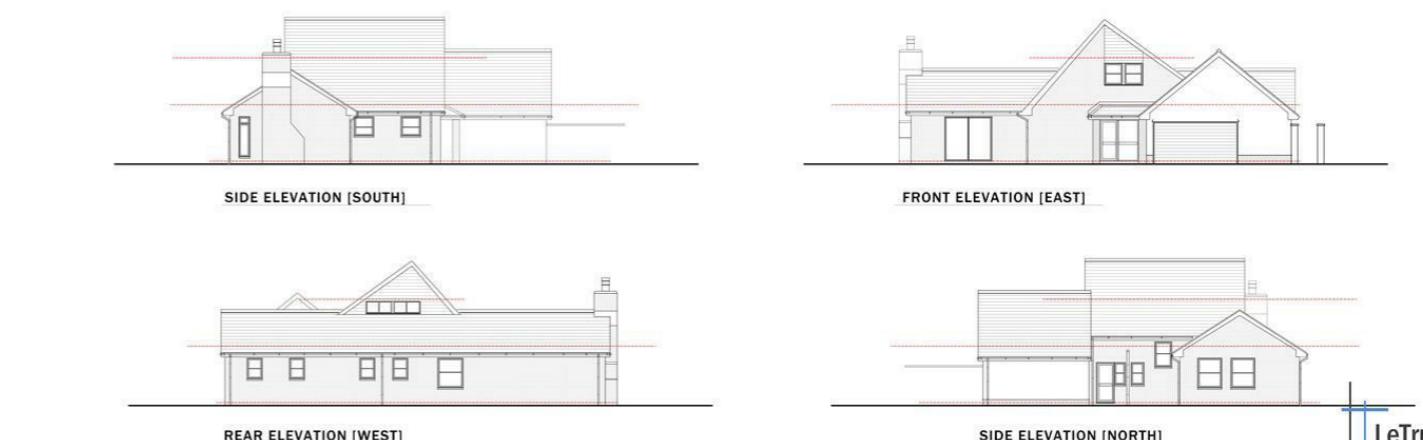
**Property Specialist**  
Mr Elliott Hooper-Nash  
Director

Elliott@jeffreyross.co.uk

A1 DRAWING SHEET



Comments by the Homeowner



PROPERTY AS EXISTING  
Scale 1:100  
0 100 200 300 400 500 mm  
SCALE 1:100

Planning  
Drawing  
Purpose

**LeTrucco**design  
ARCHITECTURE  
Suite 7, 35 Stow Park Circle  
Newport, NP20 4HF  
Tel: 07710398809 / 07710398801  
Email: [info@letruccodesign.co.uk](mailto:info@letruccodesign.co.uk)  
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# Graig Road

Lisvane, Cardiff, CF14 0UF

Asking Price

£799,950

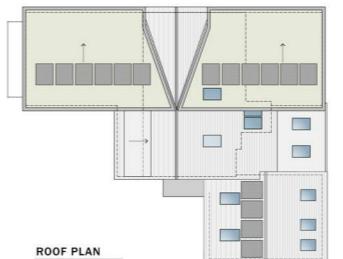


5 Bedroom(s)



3 Bathroom(s)

2055.16 sq ft



Contact our  
**Llanishen Branch**

02920 499680

Nestled on Graig Road in the desirable area of Lisvane, Cardiff, this impressive detached house presents a remarkable opportunity for those seeking a spacious family home or a promising development project. Spanning an expansive 2,055 square feet, the property boasts two generous reception rooms, five well-proportioned bedrooms, and three bathrooms, making it ideal for larger families or those who enjoy entertaining.

Constructed between 1980 and 1989, this residence offers a solid foundation and the potential for significant enhancement. With planning permission already approved to extend the first floor, the property can be transformed into a magnificent living space exceeding 3,500 square feet. This development opportunity is perfect for buyers looking to create their dream home tailored to their specific needs.

It is important to note that the property has been gutted by the current owner, providing a blank canvas for the new owner to reimagine the interior layout and design. Whether you are an investor seeking a project or a family looking to settle in a sought-after location, this property offers the flexibility to realise your vision.

Situated in the charming suburb of Lisvane, residents will enjoy a peaceful environment while being conveniently close to local amenities, schools, and transport links. This is a rare chance to acquire a property with both space and potential in a highly regarded area. Do not miss out on the opportunity to make this house your own.



ITE LOCATION PLAN  
scale 1:1250  
12.5 25 37.5 50 62.5 m  
SCALE 1:1250



**Entrance Porch****Utility Room**

Entrance Hallway 10'9" x 16'0" (3.30m x 4.90m)

**Downstairs Cloakroom**

Lounge 17'4" x 17'8" (5.30m x 5.40m)

Dining Room 12'1" x 13'9" (3.70m x 4.20m)

Kitchen / Breakfast Room 10'5" x 14'5" (3.20m x 4.40m)

Bedroom One 8'6" x 13'5" (2.60m x 4.10m)

**Ensuite**

Bedroom Two 13'1" x 15'8" (4.00m x 4.80m)

**Ensuite Bathroom****Family Bathroom****To the first floor**

Bedroom Three 8'6" x 10'2" (2.60m x 3.10m)

Bedroom Four 9'6" x 11'9" (2.90m x 3.60m)

Bedroom Five 9'6" x 11'9" (2.90m x 3.60m)

**Garage**

Double garage with up and over door, power and lighting.

**Workshop**

Aluminium door to garden, wall mounted gas combi-boiler, power and lighting.

**Gardens / Plot**

0.30 of an acre plot. Tree lined.

**Rear Garden**

Mature trees and shrubs, with block paved patio, a small pond, and raised flower bedding.

**Tenure**

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**Council Tax**

Band - Deleted

**Planning information**

The current owners have full planning for a large extension to the first floor. Planning Ref: 23/02479/HSE



The Meadows, Graig Road, Lísvane







