

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



LLWYN Y PIA ROAD  
LISVANE





Set within a prime school catchment area and close to Lisvane train station, it's perfect for commuters and families alike. The home spans 2,543 sq ft and includes a large driveway, electric garage doors, and beautifully maintained gardens, with nearby Cefn Onn Park offering a lovely spot for walks. Fully owned solar panels and a B-rated EPC make this property both energy-efficient and cost-effective.

Comments by - Mr Max Tustin



## LLWYN Y PIA ROAD

LISVANE, CF14 0SZ - OFFERS OVER - £700,000



5 Bedroom(s)



2 Bathroom(s)



2543.00 sq ft

Nestled in the desirable area of Lisvane, Cardiff, this impressive detached house on Llwyn Y Pia Road offers a perfect blend of space, comfort, and modern living. With five generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests. The two well-appointed bathrooms ensure convenience for all residents.

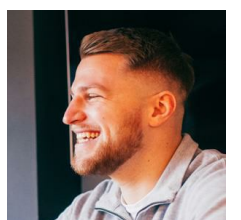
Spanning an impressive 2,543 square feet, the home boasts a spacious layout that is both functional and inviting. The property features a garage equipped with electric doors, providing ease of access and security for your vehicles. The large in-and-out driveway accommodates several cars, making it perfect for entertaining or family gatherings.

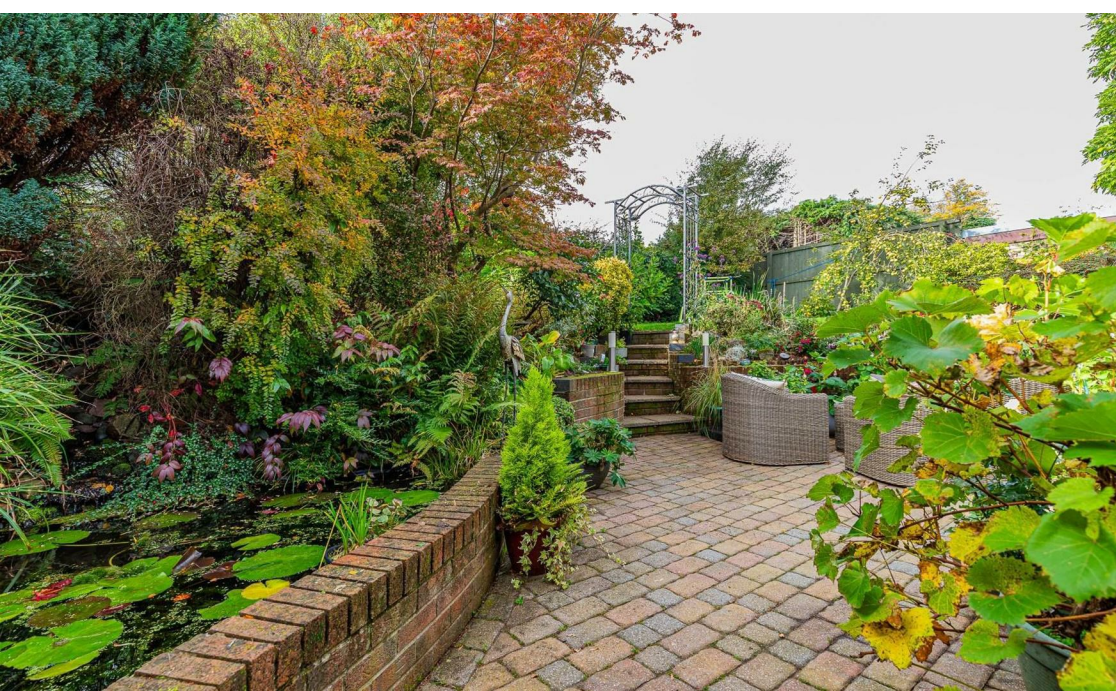
Surrounded by mature gardens, the outdoor space is a tranquil retreat, ideal for relaxation or outdoor activities. The addition of solar panels, which have been fully paid for, not only contributes to a more sustainable lifestyle but also offers the benefit of free electricity for part of the year, along with monthly cash back.

With an Energy Performance Certificate rating of B, this home is energy-efficient, ensuring lower utility bills and a reduced carbon footprint.

### PROPERTY SPECIALIST

**Mr Max Tustin**  
max@jeffreygross.co.uk  
Sales Negotiator





**Porch**  
2.58 x 1.26 (8'5" x 4'1")

**Hallway**  
2.13 x 3.54 (6'11" x 11'7")

**Office**  
2.53 x 3.97 (6'6", 17'3" x 13'0")

**Living Room**  
4.55 x 6.84 (14'11" x 22'5")

**W.C**  
2.53 x 0.84 (8'3" x 2'9")

**Kitchen**  
5.35 x 2.85 (17'6" x 9'4")

**Utility Room**  
2.94 x 2.04 (9'7" x 6'8")

**Conservatory**  
7.12 x 3.72 (23'4" x 12'2")

**Dining Room**  
5.03 x 3.75 (16'6" x 12'3")

**Garage**  
2.94 x 4.68 (9'7" x 15'4")

**Landing**  
2.05 x 4.74 (6'8" x 15'6")

**Bedroom One**  
3.14 x 5.70 (10'3" x 18'8")

**En-suite**  
2.11 x 2.61 (6'11" x 8'6")

**Bedroom Two**  
4.60 x 3.16 (15'1" x 10'4")

**Bedroom Three**  
3.97 x 3.23 (13'0" x 10'7")

**Bedroom Four**  
2.77 x 3.78 (9'1" x 12'4")

**Bedroom Five**  
2.12 x 5.88 (6'11" x 19'3")

**Bathroom**  
3.47 x 1.65 (11'4" x 5'4")

**School Catchment**  
English medium primary catchment area is Llysfaen Primary School

English medium secondary catchment area is Llanishen High School (year 2024-25)

Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25)

Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

**Tax Band**  
G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 