

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

BROOKLEA PARK
LISVANE





ENTRANCE HALL

LOUNGE / DINER
3.60 x 6.86 (11'9" x 22'6")

BALCONY

KITCHEN
3.45 x 2.72 (11'3" x 8'11")

BALCONY

BEDROOM 1
3.95 x 3.60 (12'11" x 11'9")

BEDROOM 2
2.26 x 3.30 (7'4" x 10'9")

BATHROOM

COUNCIL TAX
Band E

SCHOOL CATCHMENT
English medium primary catchment area is
Llysfaen Primary School (year 2024-25)

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

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

Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

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

LEASE / SERVICE CHARGE DETAILS
Lease Term 999

Year remaining 935

Annual service charge 1800

Services are included as part of the service charge are:
Gardener, window and gutter cleaning, interior hallway cleaning.
Money towards upkeep of the property every 7 years (interior hallways and exterior - most recently refurbished in 2024).

Charged per quarter, reviewed yearly.

Ground rent is included in the service charge.

Brooklea Park Management Ltd





BROOKLEA PARK

LISVANE, CF14 0XD - £260,000

 2 Bedroom(s)  1 Bathroom(s)  756.00 sq ft

Set back off the highly desirable Mill Road, you will find 4 Ashford, Brooklea Park, Lisvane. This charming first-floor apartment offers a perfect blend of modern living and tranquil surroundings. Spanning an impressive 756 square feet, the property features two spacious double bedrooms, making it ideal for couples or small families.

The property is sold as CHAIN FREE, for an easy purchase.

Upon entering, you are welcomed by a private communal entrance hall that leads to a large lounge, where natural light floods in, creating a warm and inviting atmosphere. The lounge opens onto a delightful private balcony, providing a serene spot to enjoy the picturesque views of the manicured gardens, which face south-west, ensuring plenty of sunshine throughout the day.

The apartment boasts a contemporary fitted kitchen, equipped with high-quality Neff appliances and elegant granite worktops, perfect for those who enjoy cooking and entertaining. The modern shower room is stylishly designed, offering a refreshing space to unwind.

Additional features include a single garage and private off-road parking for two vehicles, ensuring convenience for residents and guests alike. The property is offered with no chain and a share of the freehold, making it an attractive option for potential buyers.

Located just a short stroll from the nearest bus route on Heol Y Delyn, as well as a train station and local amenities, this apartment combines the best of both worlds: a peaceful residential area with easy access to transport links and everyday conveniences. This is a wonderful opportunity to acquire a stylish home in one of Cardiff's most sought-after locations. Call the office on 02920 499680 and book your viewing today.

PROPERTY SPECIALIST
Mr Ollie Vincent
ollie.vincent@jeffreygross.co.uk





4 Ashlea

Total Area: 70.3 m² ... 756 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Brooklea Park, Lisvane, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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 	