

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



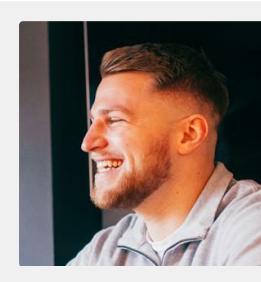
Llwyn Y Pia Road

LISVANE



Located in the desirable suburb of Lisvane, this impressive five-bedroom detached home offers spacious and stylish family living, complete with two en-suite bedrooms and a stunning garden with swimming pool. Ideally situated close to Lisvane train station, it perfectly combines peaceful surroundings with excellent access to Cardiff city centre.

Comments by Mr Max Tustin



Property Specialist
Mr Max Tustin
Sales Negotiator

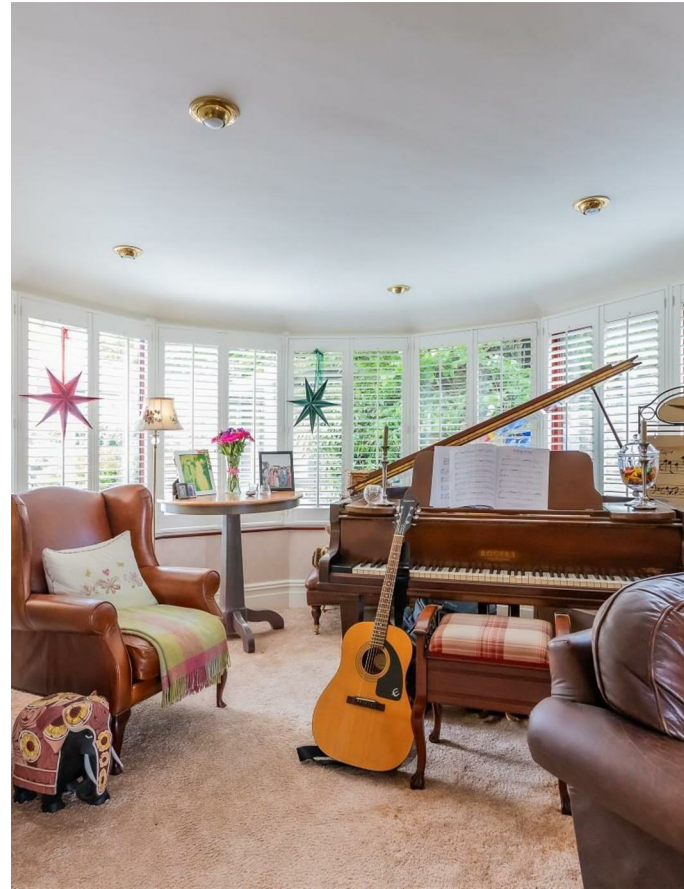
max@jeffreygross.co.uk



Total Area: 215.7 m² ... 2321 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Comments by the Homeowner



Llwyn Y Pia Road

Lisvane, Cardiff, CF14 0SX

Offers Over

£850,000



5 Bedroom(s)



3 Bathroom(s)



2321.00 sq ft



Contact our
Llanishen Branch

02920 499680

Nestled on Llwyn Y Pia Road in the charming suburb of Lisvane, Cardiff, this impressive five-bedroom detached house offers a perfect blend of comfort and modern living. With ample space for families, the property boasts five well-appointed bedrooms, including two with en-suite bathrooms, ensuring privacy and convenience for all residents.

The heart of the home is its inviting living areas, which provide a warm and welcoming atmosphere. The garden is a true highlight, featuring a delightful swimming pool, ideal for relaxation and entertaining during the warmer months.

Conveniently located, this property is just a short distance from Lisvane train station, making it an excellent choice for commuters seeking easy access to Cardiff city centre and beyond.

This home is not just a place to live; it is a sanctuary where comfort meets style, perfect for those looking to settle in a desirable area. Don't miss the opportunity to make this stunning property your own.

CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk



Cloakroom	En-suite
Office	Bedroom three 14'6" x 11'1" (4.42 x 3.4)
Hall	Bedroom four 10'0" x 9'11" (3.07 x 3.03)
Living room 14'6" x 24'2" (4.42 x 7.39)	Bedroom five 8'3" x 10'6" (2.52 x 3.22)
Dining room 14'6" x 9'11" (4.42 x 3.03)	Shower room
W.C	Council tax H
Kitchen/Breakfast room 17'7" x 24'11" (5.36 x 7.6)	School catchment English medium primary catchment area is Llysfaen Primary School
Utility room	English medium secondary catchment area is Llanishen High School
Landing	Welsh medium primary catchment area is Ysgol Y Wern
Bedroom one 12'9" x 14'1" (3.9 x 4.3)	Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf
En-suite	
Bedroom two 8'11" x 13'6" (2.74 x 4.14)	Tenure

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





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

