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CARDIFF

VALE

CAERPHILLY

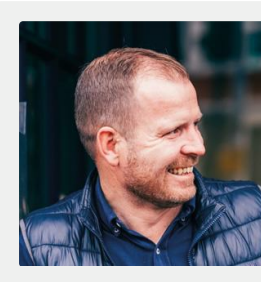
BRISTOL

Graig Road

LISVANE

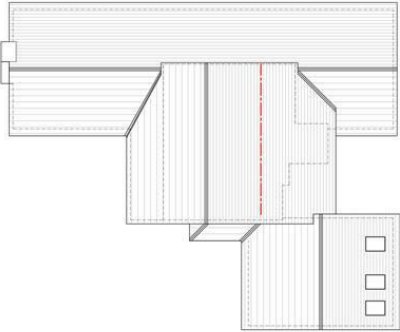
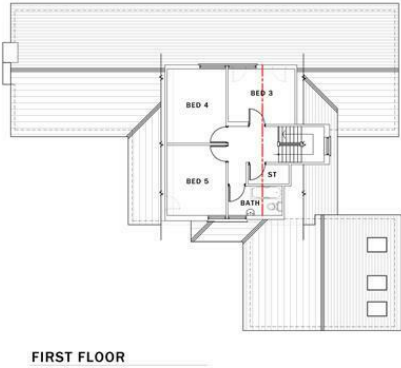


Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
Director

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A1 DRAWING SHEET



SIDE ELEVATION [SOUTH]



FRONT ELEVATION [EAST]



REAR ELEVATION [WEST]



SIDE ELEVATION [NORTH]

PROPERTY AS EXISTING
Scale 1:100



Drawing Purpose
PLANNING DESIGN

LeTruccodesign
ARCHITECTURE
Suite 7, 35 Stow Park Circle
Newport, NP20 4HF
Tel: 01753 608000 / 01753 608001
info@letruccodesign.co.uk
www.letruccodesign.co.uk

Comments by the Homeowner





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.

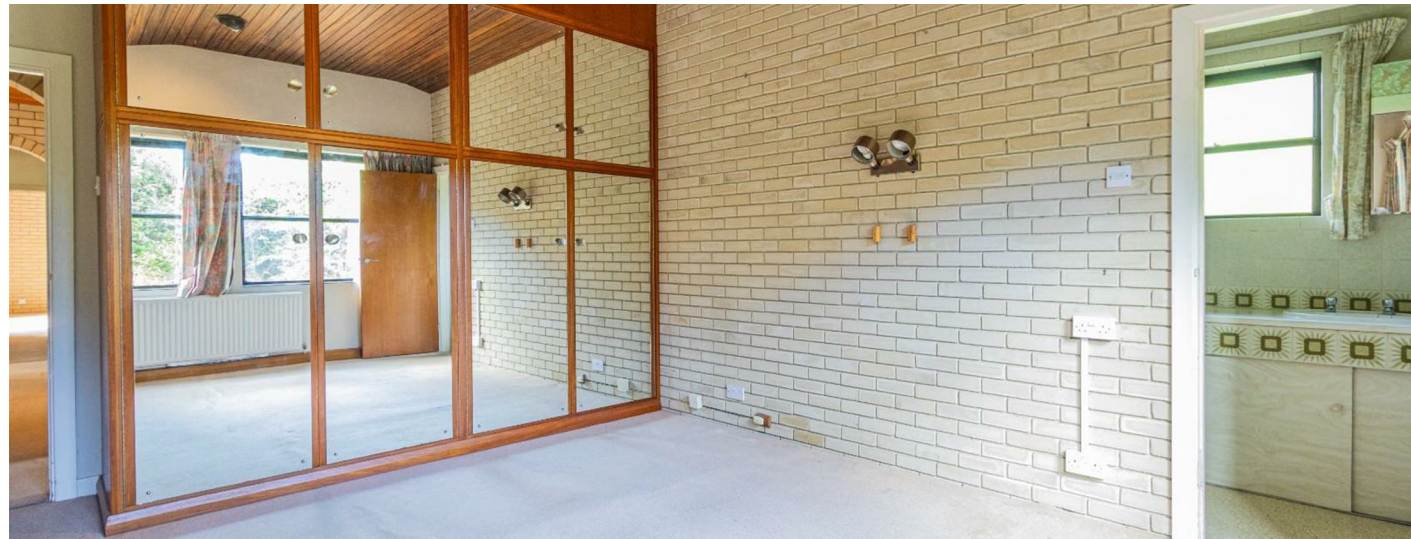
It is important to note that the property has been gutted by the current owner, providing a blank canvas for the new owner to reimagine the interior layout and design. Whether you are an investor seeking a project or a family looking to settle in a sought-after location, this property offers the flexibility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



Entrance Porch	Family Bathroom	Tenure
Utility Room	To the first floor	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advsior.
Entrance Hallway 10'9" x 16'0" (3.30m x 4.90m)	Bedroom Three 8'6" x 10'2" (2.60m x 3.10m)	Council Tax
Downstairs Cloakroom	Bedroom Four 9'6" x 11'9" (2.90m x 3.60m)	Band - Deleted
Lounge 17'4" x 17'8" (5.30m x 5.40m)	Bedroom Five 9'6" x 11'9" (2.90m x 3.60m)	Planning information
Dining Room 12'1" x 13'9" (3.70m x 4.20m)	Garage	The current owners have full planning for a lareg extension to the first floor. Planning Ref: 23/02479/HSE
Kitchen / Breakfast Room 10'5" x 14'5" (3.20m x 4.40m)	Workshop	
Bedroom One 8'6" x 13'5" (2.60m x 4.10m)	Gardens / Plot	
Ensuite	Rear Garden	
Bedroom Two 13'1" x 15'8" (4.00m x 4.80m)		
Ensuite Bathroom		









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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

