



Lisvane Road

LISVANE



One of the finest homes you will see in South Wales, purpose built by the current owners with attention to detail that is rare to see in a modern home.

Comments by Mr Elliott Hooper-Nash



Property Specialist

Mr Elliott Hooper-Nash

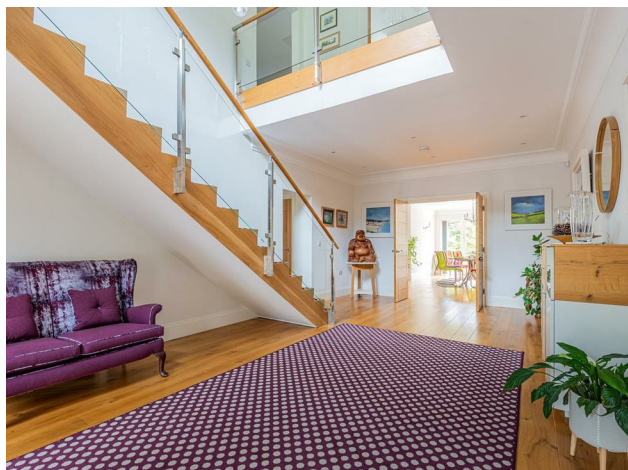
02920 499680

Elliott@jeffreygross.co.uk

We put our heart and soles into the design and build of our home ensuring every detail was carefully considered. We have loved living here over the last 10 years and now feel its time for the next family to enjoy as much as we have.

Comments by Homeowner





Lisvane Road

Lisvane, Cardiff, CF14 0SG

Offers In Excess Of

£2,000,000



5 Bedroom(s)



4 Bathroom(s)



4480.55 sq ft



Contact our
Llanishen branch

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Nestled in the sought-after Lisvane Road in Cardiff, this stunning detached house is a true gem waiting to be discovered. Boasting 4 reception rooms and 5 bedrooms spread across its spacious 4,481 sq ft, this property offers ample space for comfortable living.

With 4 bathrooms, parking for multiple vehicles, and a generous 0.62-acre plot, this house combines luxury with practicality. Built in 2017 by the current owners, the design was inspired by the renowned Ty Draw Road in Penylan, adding a touch of elegance and sophistication.

This property, arguably one of the finest on Lisvane Road, presents a unique opportunity to own a piece of architectural excellence. Whether you're looking for a family home or a place to entertain guests, this house caters to all your needs with its well-thought-out design and spacious layout.

Don't miss the chance to own this masterpiece that exudes charm and character in every corner. Embrace the beauty of modern living in this exceptional home that promises a lifestyle of comfort and luxury.









CARDIFF

VALE

CAERPHILLY

BRISTOL

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	90
(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	









Entrance Hallway 25'11 x 13'1 (7.90m x 3.99m)
Family / TV room 21'1 x 13'1 (6.43m x 3.99m)
Home Office / Music Room 21'1 x 13'1 (6.43m x 3.99m)
Cloak Room
Laundry 6'2 x 10'7 (1.88m x 3.23m)
WC
Double Garage 26'2 x 21'4 (7.98m x 6.50m)
Open plan Kitchen / Living & Dining Room 52'14 x 22'8 widest points (15.85m x 6.91m widest points)
Kitchen Braekfast area 13'1 x 23'7 (3.99m x 7.19m)
Hidden Pantry 8'2 x 6'6 (2.49m x 1.98m)
Utility 6'4 x 10'5 (1.93m x 3.18m)
Second downstairs WC
To the first floor
Gallery Landing
Master Suite
Accessed via double doors and benefits:
Walk in warobes 12'10 x 13'10 (3.91m x 4.22m)

Separate WC to ensuite 6'4 x 6'5 (1.93m x 1.96m)
Ensuite 8' x 13' (2.44m x 3.96m)
Bedroom Area 12'8 x 13'1 (3.86m x 3.99m)
Terrace
Accessed via sliding doors to terrace with views over the garden
Bedroom Two 21'3 x 13'1 widest points (6.48m x 3.99m widest points)
Ensuite 6'6 x 6'5 (1.98m x 1.96m)
Storage cupboard 6'4 x 9'1 (1.93m x 2.77m)
Bedroom Three 20'9 x 13'1 (6.32m x 3.99m)
Ensuite 11' x 8'3 (3.35m x 2.51m)
Bedroom Four 16'7 x 13'1 (5.05m x 3.99m)
Ensuite 9'4 x 7'11 (2.84m x 2.41m)
Bedroom Five / Home Gym 20'2 x 13'11 (6.15m x 4.24m)
Front
Garden
Tenure
We are advised by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Council Tax
Band - I
Additional Information

Design and built 9 years ago by the current owners
 Chalkhouse Kitchen, laundry rooms, fitted wardrobes and bathroom furniture
 Built in speakers throughout the home
 EPC Rating if B - making it an efficient home to run
 Underfloor heating throughout
 Control 4 Home automation for TV/Audio, lighting, CCTV and heating
 Irrigation/sprinkler system run off harvested rainwater reservoir.
 Traditional construction with block and beam flooring to the first floor level.

Lisvane Road, Lisvane, CRF

Main Building: Total Interior Area 4480.55 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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V A L E

C A E R P H I L L Y

B R I S T O L