

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



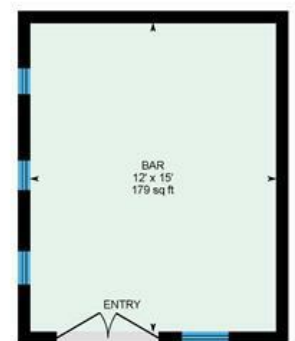
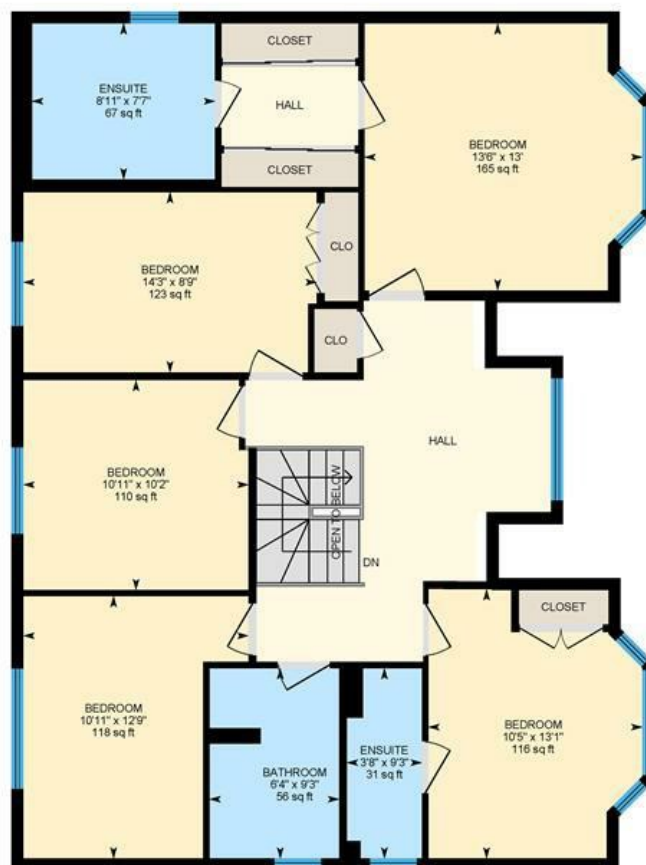
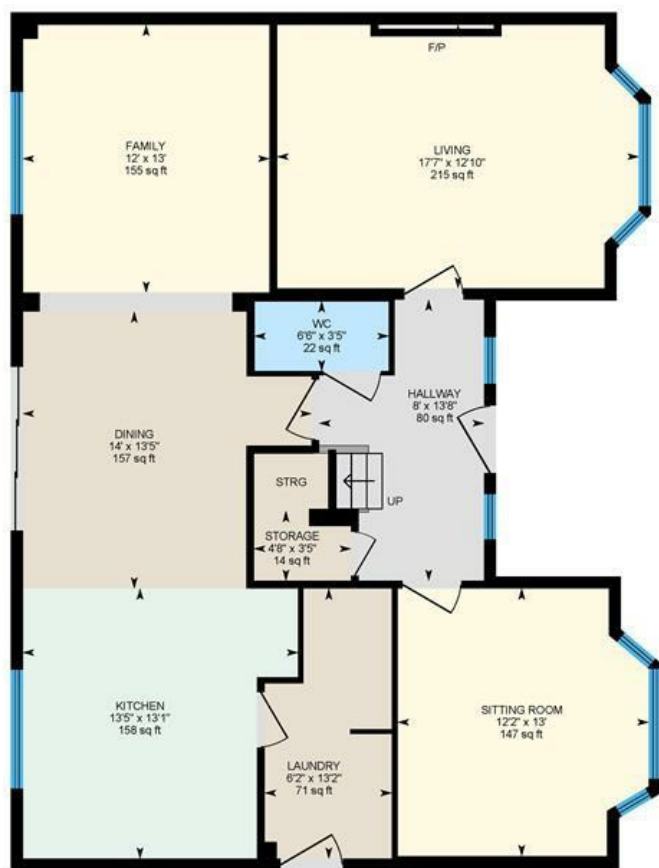
DDERWEN DEG  
LISVANE





## Dderwen Deg, Lisvane, CRF

Main Building: Total Interior Area 2365.84 sq ft



0 4 8 ft









Beautifully presented family home in this executive and gated development in the heart of Lisvane.

Comments by - Mr Elliott Hooper-Nash



## DDERWEN DEG

LISVANE, CF14 0TU - ASKING PRICE - £1,185,000

 5 Bedroom(s)  3 Bathroom(s)  sq ft

Nestled in the prestigious Dderwen Deg development in Lisvane, this exceptional detached executive home offers a perfect blend of luxury and comfort. Spanning an impressive 2,366 square feet, the property boasts five spacious bedrooms, making it ideal for families or those who enjoy hosting guests.

Upon entering, you are greeted by three elegantly designed reception rooms, providing ample space for relaxation and entertainment. The home office / bar in the garden is a standout feature, perfect for those who work from home or ideal for entertaining friends.

With three well-appointed bathrooms, convenience and privacy are assured for all residents. The property is situated within a secure gated development, offering peace of mind and a sense of exclusivity. For those with vehicles, there is parking available for 4 car, along with a double garage that provides extra storage or space for additional vehicles.

This home is not just a place to live; it is a lifestyle choice, combining modern living with the tranquillity of a sought-after neighbourhood. Whether you are looking for a family home or a sophisticated retreat, this property in Lisvane is sure to impress. Don't miss the opportunity to make this remarkable house your new home.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**  
02920 499680  
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Director







**Entrance Hallway**

**Living Room**  
5.36m x 3.91m (17'7 x 12'10)

**Sitting Room**  
3.71m x 3.96m (12'2 x 13)

**Downstairs WC**  
1.98m x 1.04m (6'6 x 3'5)

**Open plan Living / Kitchen / Dining**  
4.27m x 12.04m widest points (14' x 39'6 widest points)

**Utility**  
1.88m x 4.01m (6'2 x 13'2)

**Understairs Storage**

**To the first floor**

**Master Bedroom**  
4.11m x 3.96m (13'6 x 13)

**Walk in wardrobe**  
2.31m x 2.24m (7'7 x 7'4)

**Ensuite**  
2.72m x 2.31m (8'11 x 7'7)

**Bedroom Two**  
3.33m x 3.89m widest points (10'11 x 12'9 widest points)

**Bathroom**  
2.82m x 1.93m (9'3 x 6'4)

**Bedroom Three**  
3.18m x 3.99m (10'5 x 13'1)

**Ensuite**  
1.12m x 2.82m (3'8 x 9'3)

**Bedroom Four**  
3.33m x 3.10m (10'11 x 10'2)

**Bedroom Five**  
4.34m x 2.67m (14'3 x 8'9)

**Double garage**

**Garden**  
North East facing garden

**Home Office / Bar**  
3.66m x 4.57m (12' x 15')  
Purpose built home office and bar, fantastic for entertaining or working from home

**Driveway**  
Parking for multiple vehicles

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

**Council Tax**  
Band - G

**School Catchment**  
My English medium primary catchment area is Llysfaen Primary School (year 2024-25)

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

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

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

**Estate Charge**  
TBC





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	88
(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	











