

Jeffrey Ross

A LETTINGS
STYLISH SALES
CARDIFF'S HOME FOR



DDERWEN DEG
LISVANE



Dderwen Deg, Lisvane, CRF

Main Building: Total Interior Area 2365.84 sq ft



Ground Floor

1st Floor

Summerhouse

0 4 8 ft



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.

iGUIDE



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
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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) A	83	88
(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





