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CARDIFF VALE CAERPHILLY BRISTOL



Graig Road

LISVANE



Comments by Mr Elliott Hooper-Nash



Property Specialist

Mr Elliott Hooper-Nash

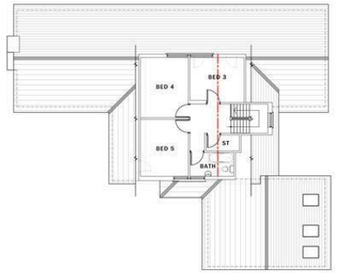
Director

Elliott@jeffreyross.co.uk

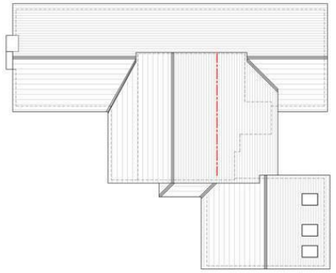
A1 DRAWING SHEET



GROUND FLOOR PLAN



FIRST FLOOR



ROOF PLAN

Comments by the Homeowner





SIDE ELEVATION [SOUTH]



FRONT ELEVATION [EAST]



REAR ELEVATION [WEST]



SIDE ELEVATION [NORTH]

PROPERTY AS EXISTING
Scale 1:100

Drawing Purpose
PLANNING DESIGN

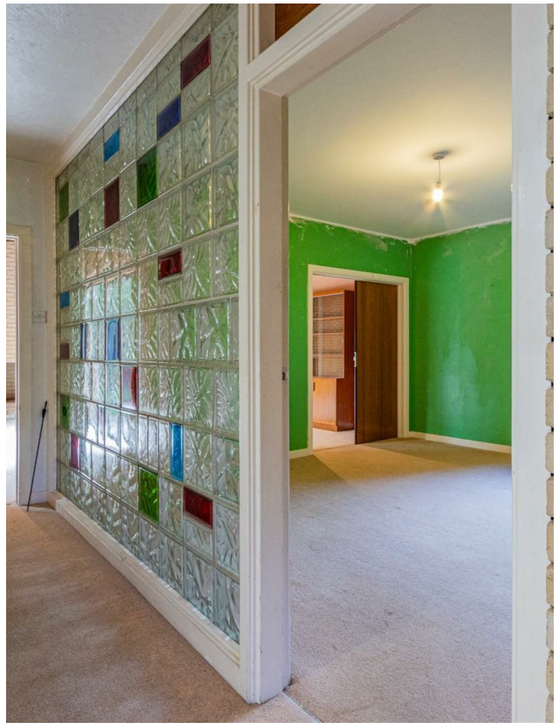
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ARCHITECTURE

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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

Utility Room

Entrance Hallway 10'9" x 16'0" (3.30m x 4.90m)

Downstairs Cloakroom

Lounge 17'4" x 17'8" (5.30m x 5.40m)

Dining Room 12'1" x 13'9" (3.70m x 4.20m)

Kitchen / Breakfast Room 10'5" x 14'5" (3.20m x 4.40m)

Bedroom One 8'6" x 13'5" (2.60m x 4.10m)

Ensuite

Bedroom Two 13'1" x 15'8" (4.00m x 4.80m)

Ensuite Bathroom

Family Bathroom

To the first floor

Bedroom Three 8'6" x 10'2" (2.60m x 3.10m)

Bedroom Four 9'6" x 11'9" (2.90m x 3.60m)

Bedroom Five 9'6" x 11'9" (2.90m x 3.60m)

Garage

Double garage with up and over door, power and lighting.

Workshop

Aluminium door to garden, wall mounted gas combi-boiler, power and lighting.

Gardens / Plot

0.30 of an acre plot. Tree lined.

Rear Garden

Mature trees and shrubs, with block paved patio, a small pond, and raised flower bedding.

Tenure

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

Council Tax

Band - Deleted

Planning information

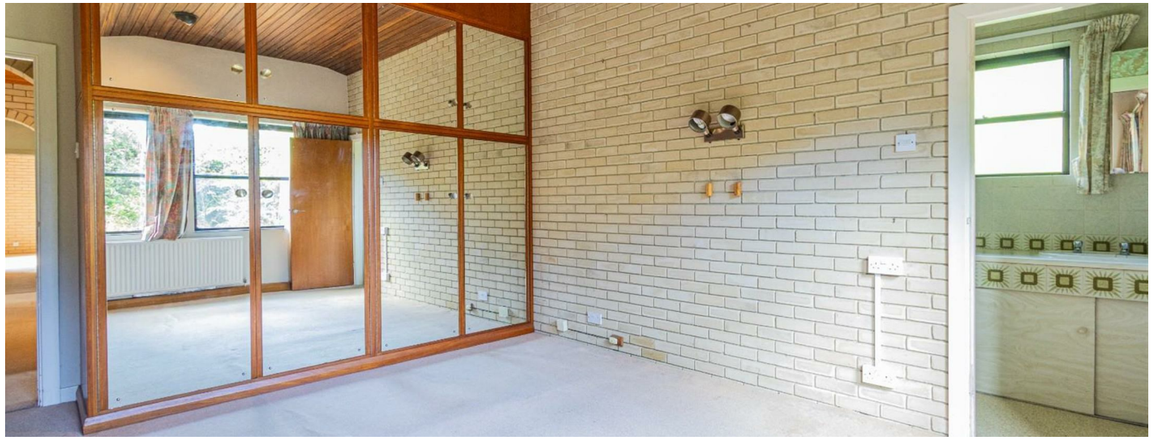
The current owners have full planning for a lareg extension to the first floor. Planning Ref: 23/02479/HSE









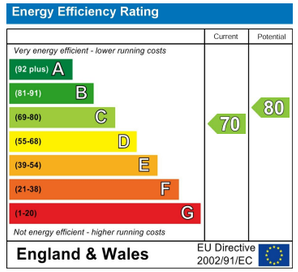











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
80
England & Wales
EU Directive 2002/91/EC



