

The Maples

www.jeffreygross.co.uk

CARDIFF

VALE

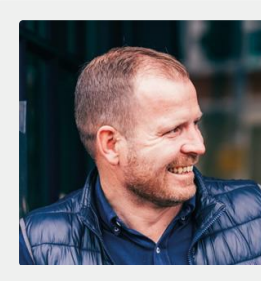
CAERPHILLY

BRISTOL





Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
Director

Elliott@jeffreygross.co.uk



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 the Homeowner

Lisvane Road, Lisvane, CRF

Main Building: Total Interior Area 4480.55 sq 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.



Lisvane Road

Lisvane, Cardiff, CF14 0SG

PCM

£6,000 PCM



5 Bedroom(s)



4 Bathroom(s)



4480.55 sq ft



Contact our
Llanishen Branch
02920 499680

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 rent 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.

EPC Rating: B. Council Tax Band: I.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

CARDIFF

VALE

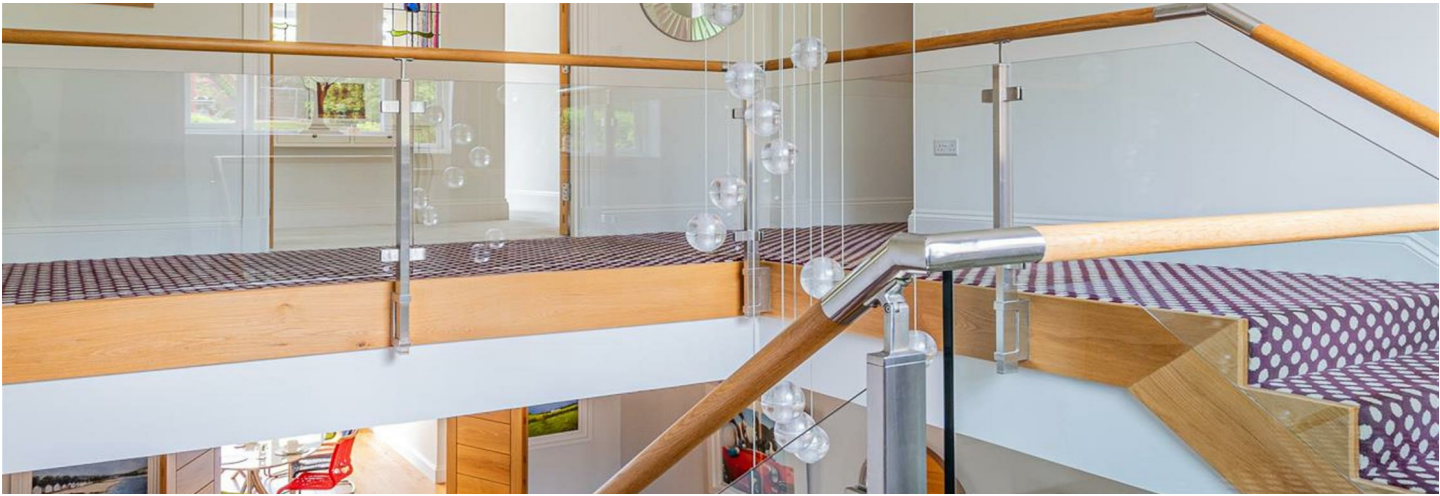
CAERPHILLY

BRISTOL

www.jeffreyross.co.uk



Entrance Hallway 25'11 x 13'1 (7.90m x 3.99m)	Gallery Landing	Bedroom Four 16'7 x 13'1 (5.05m x 3.99m)
Family / TV room 21'1 x 13'1 (6.43m x 3.99m)	Master Suite Accessed via double doors and benefits:	Ensuite 9'4 x 7'11 (2.84m x 2.41m)
Home Office / Music Room 21'1 x 13'1 (6.43m x 3.99m)	Walk in wardobes 12'10 x 13'10 (3.91m x 4.22m)	Bedroom Five / Home Gym 20'2 x 13'11 (6.15m x 4.24m)
Cloak Room	Separate WC to ensuite 6'4 x 6'5 (1.93m x 1.96m)	Front
Laundry 6'2 x 10'7 (1.88m x 3.23m)	Ensuite 8' x 13' (2.44m x 3.96m)	Garden
WC	Bedroom Area 12'8 x 13'1 (3.86m x 3.99m)	Tenure We are advised by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Double Garage 26'2 x 21'4 (7.98m x 6.50m)	Terrace Accessed via sliding doors to terrace with views over the garden	Council Tax Band - I
Open plan Kitchen / Living & Dining Room 52'14 x 22'8 widest points (15.85m x 6.91m widest points)	Bedroom Two 21'3 x 13'1 widest points (6.48m x 3.99m widest points)	Additional Information Design and built 7 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.
Kitchen Braekfast area 13'1 x 23'7 (3.99m x 7.19m)	Ensuite 6'6 x 6'5 (1.98m x 1.96m)	
Hidden Pantry 8'2 x 6'6 (2.49m x 1.98m)	Storage cupboard 6'4 x 9'1 (1.93m x 2.77m)	
Utility 6'4 x 10'5 (1.93m x 3.18m)	Bedroom Three 20'9 x 13'1 (6.32m x 3.99m)	
Second downstairs WC	Ensuite 11' x 8'3 (3.35m x 2.51m)	
To the first floor		









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	

