

# Llwyn Y Pia Road

LISVANE, CARDIFF, CF14 0SY

£775,000

**Hern &  
Crabtree**





# Llwyn Y Pia Road

Impressive Five-Bedroom Detached Home in Highly Desirable Lisvane

Located in the prestigious suburb of Lisvane, this beautifully presented five-bedroom detached residence offers spacious, flexible living in one of Cardiff's most sought-after areas. Set against a backdrop of mountain views, and also offering captivating sea views over the Bristol Channel, this home combines elegance, comfort, and practicality—making it a perfect choice for families.

The accommodation is thoughtfully laid out, featuring five generous bedrooms, a modern, well-equipped kitchen, four versatile reception rooms, a utility room, and a ground floor WC. Externally, the property benefits from a large garage and a landscaped rear garden, providing a peaceful and private outdoor space ideal for relaxing or entertaining.

Just a short walk from Lisvane Primary School, the property enjoys easy access to local amenities and popular dining spots such as The Old Cottage and The Black Griffin. Nature lovers will appreciate the abundance of green spaces nearby, including Parc Cefn Onn and the scenic Lisvane and Llanishen Reservoirs, offering a wealth of walking and recreational opportunities.

With its blend of refined interiors, generous living space, and idyllic location, this home represents a rare opportunity in the Cardiff property market.

- Two bathrooms plus ground floor WC



# 2370.00 sq ft

## Entrance Hall

Entered via a composite door with obscure glazed panels, window panels to either side. Coved ceiling, radiator, stairs to the first floor, under stair storage cupboard. Wood laminate flooring. Doors to:

## Home Office

9'8 x 9'3  
Double glazed window to the front, radiator, coved ceiling.

## Living Room

18'5 x 14'11  
Double glazed patio door to the rear, coved ceiling, parquet flooring, radiator. Built-in shelving and feature wall, vertical radiator. Double doors into the dining room.

## Dining Room

9'4 x 14'11  
Double glazed window to the rear, coved ceiling, radiator.

## WC

5'2 x 6'3  
Double obscure glazed window to the front with fitted shutters. Coved ceiling, radiator, tiled floor.

## Kitchen

10'0 x 19'0  
Double glazed windows to the rear, tiled walls. Patio doors into the conservatory. Wall and base units with Marble work tops over, integrated four ring electric hob, integrated electric oven and grill. Stainless steel 1.5 bowl sink with draining grooves in the work surface. Integrated dishwasher. Space for fridge freezer. 'Karndean' flooring.

## Conservatory

9'11 x 12'4  
Matching floor to kitchen. Low rise wall with double glazed windows surround, PVC ceiling, electricity and radiator.

## Utility Room

10'9 x 6'3  
Double obscure glazed door to the side, work surface with stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer. Wall units, combination boiler.

## Garage

15'8 x 17'10  
Accessed from utility. Double garage with up and over door to the front. Laminate work surface. Door to garden.

## First Floor

Dog-leg staircase rises up from the entrance hall.

## Landing

Coved ceiling, loft access hatch, double glazed window to the front. Radiator. Storage cupboard.

## Bedroom One

18'7 x 14'11 max  
Double glazed windows to the front, coved ceiling, built-in wardrobe, radiator. Built-in storage beside bed. L-shaped room. Door to en suite.

## En suite

7'9 x 5'11  
Double obscure glazed window to the side, radiator, WC, wash basin, corner shower. Tiled walls, wood laminate flooring.

## Bedroom Two

9'5 x 14'11  
Double glazed window to the rear, radiator, coved ceiling.

## Bedroom Three

10'1 x 12'10  
Double glazed window to the rear, coved ceiling, radiator.

## Bedroom Four

10'5 x 9'4  
Double glazed window to the front, coved ceiling.

## Bedroom Five

11'10 x 7'1  
Coved ceiling, double glazed window to the side, radiator.

## Bathroom

8'3 x 6'7  
Double obscure glazed window to the front, tiled walls, laminate floor, radiator, WC, wash basin, bath with tiled splash back and shower head attachment.

## External

### Front

Large paved area providing parking for three vehicles, garage access.

### Rear Garden

L-shaped garden to the rear and side of the property. Wall and timber fence enclosed garden with paved patio area, pond, lawn area with mature shrubs. Gate to the front of the property, area for storage bins. Brick built BBQ. External cold water tap.

### Tenure

We have been advised by the vendor that the property is Freehold.

### Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





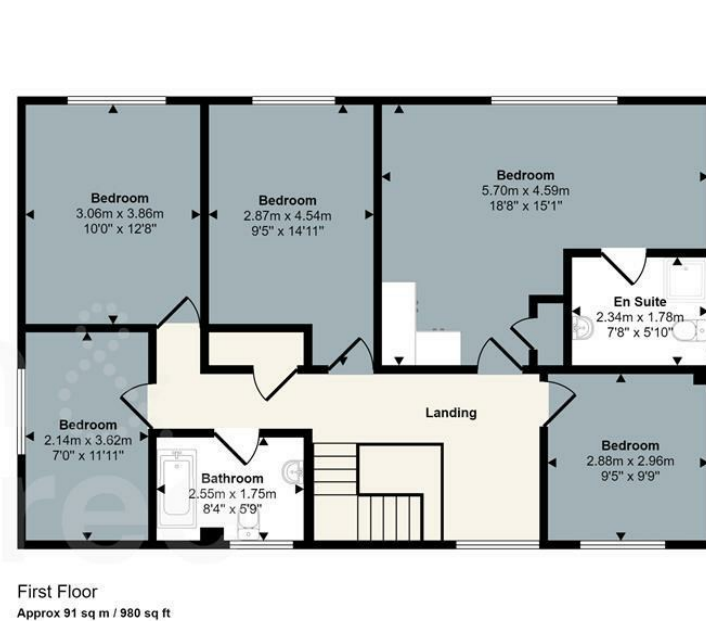








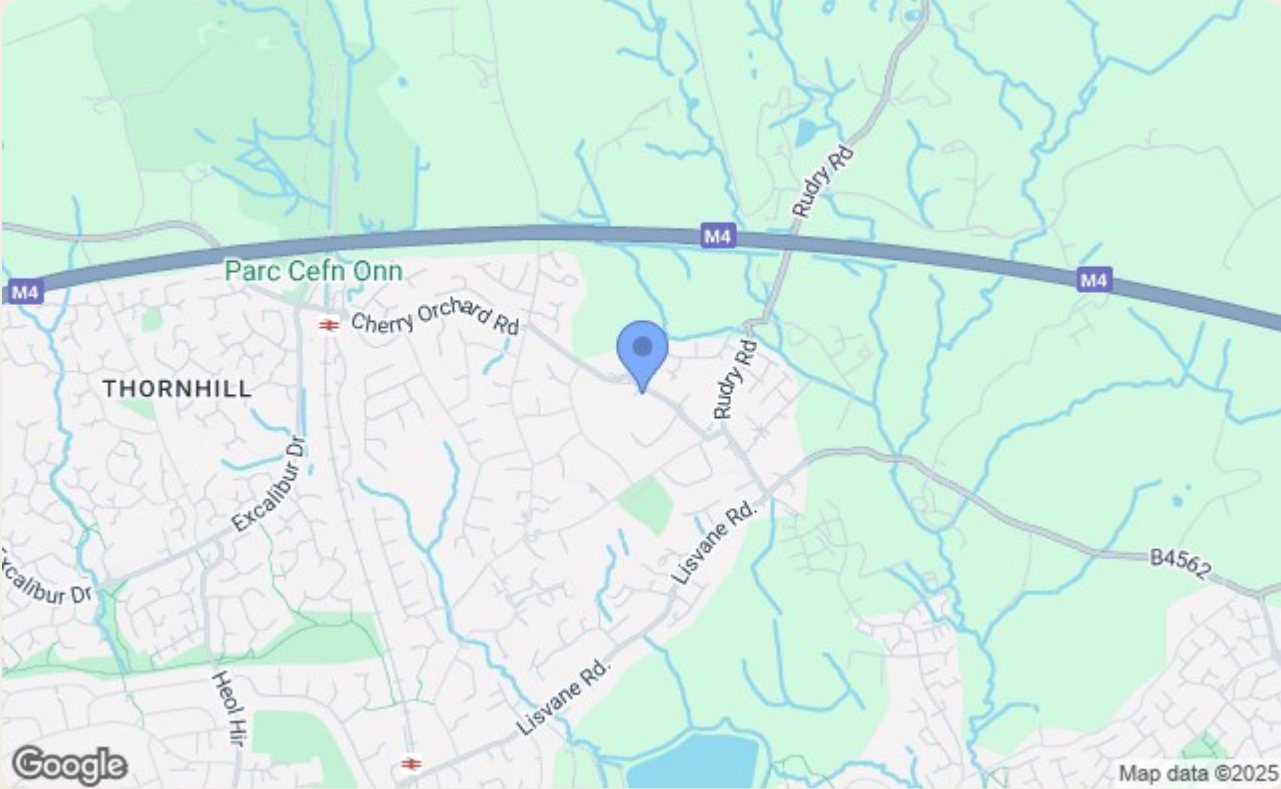




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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