

Heol Nant Glandulas

LISVANE, CARDIFF, CF14 0AB

GUIDE PRICE £510,000

**Hern &
Crabtree**



Heol Nant Glandulas

No Chain! Set within a quiet cul de sac in the highly regarded Redrow development at Lisvane, this beautifully presented detached family home has been thoughtfully enhanced to create an exceptional living environment. Finished to a superb standard throughout, the property combines generous family accommodation with a striking garage conversion that provides versatile additional reception space, ideal as a cinema room, family room and / or home office.

The accommodation has been carefully designed to suit modern family life, with an elegant lounge flowing through to an impressive open plan kitchen with quartz countertops, and dining room overlooking the rear garden. A separate utility room and ground floor cloakroom add practicality, while the converted garage offers valuable flexible space without compromising the attractive frontage. Upstairs, four well proportioned bedrooms include a principal suite with fitted wardrobes and a stylish Porcelanosa tiled en suite shower room, complemented by a contemporary family bathroom. A well-established and thoughtfully landscaped rear garden, predominantly laid to lawn with sitting areas whilst the front has a two car drive and a EV charging point has been installed.

Lisvane remains one of Cardiff's most sought after residential villages, prized for its blend of semi rural surroundings and excellent connectivity. Residents enjoy easy access to Lisvane and Thornhill Railway Station, providing direct services into Cardiff city centre, while the A48 and M4 motorway are within convenient reach for commuters. The area is renowned for its highly regarded primary and secondary schools, including Lisvane Primary School and nearby Cardiff High School catchment opportunities. Excellent leisure facilities can be found at Lisvane and Llanishen Reservoirs, offering scenic walking routes, watersports and café facilities, while nearby Cefn Onn Park provides beautiful woodland walks throughout the year.



Approx 1186.00 sq ft

Entrance Hall

Entered via a wooden front door with obscured glazed side panels beneath a covered entrance, the welcoming hallway features Amtico flooring, a radiator set within bespoke wooden housing and stairs rising to the first floor. The hallway provides access to both reception spaces, with a connecting door leading into the living room, while the study/sitting room is arranged more openly to the hall, enhancing the sense of space, natural light and flow throughout the ground floor.

Living Room

A comfortable and inviting reception room with a double glazed window to the front elevation. A feature media wall incorporates a television recess with an electric modern fireplace beneath, complemented by a timber mantel and display shelving. Radiator. A door leads through to the kitchen and dining area.

Study & Sitting Room

A superb garage conversion providing versatile additional living space, seamlessly connected to the main hallway. The first area features an extensive wall of floor-to-ceiling fitted cupboards, providing excellent storage, together with space ideally suited to a study or home-working area. Amtico flooring and a contemporary vertical radiator complete the space, which flows partially open-plan into a comfortable sitting room. The sitting room benefits from a double glazed window to the side, continuation of the Amtico flooring, a vertical radiator and a connecting door leading directly into the kitchen/dining room. Hardwired electric radiators are installed within the converted rooms, with the consumer unit located in the hallway area. Electrical installation last tested in 2021.

Kitchen / Diner

A bright and sociable space forming the heart of the home, with a generous dining area enjoying French doors opening directly onto the rear garden, complemented by an additional rear-facing window which allows plenty of natural light to fill the room. The upgraded kitchen is fitted with an excellent range of wall and base units, finished with quartz stone work surfaces and matching upstands. Features include an inset one-and-a-half bowl sink with drainer grooves cut into the work surface, integrated fridge/freezer and dishwasher, AEG oven, separate AEG oven/grill and AEG gas hob with extractor over. Luxury Amtico flooring continues throughout, with useful under-stairs storage, radiator and a door providing access to the utility room.

Utility Room

Accessed from the kitchen, the utility room offers further matching quartz work surfaces with an inset sink, wall and base units, radiator, open shelving and space and plumbing for both a washing machine and space for a tumble dryer. A PVC door provides direct access to the rear garden. Matching luxury Amtico flooring. Concealed gas boiler within cupboard (dating from 2021. Last serviced December 2025). Door to cloakroom.

Cloakroom

Fitted with a WC and wash hand basin with an obscured double glazed window to the side elevation, radiator, spotlights. Matching luxury Amtico flooring.

First Floor Landing

A spacious landing with radiator, loft access and doors leading to all first floor accommodation. Loft is insulated and partly boarded, with access via a hatch. No fitted ladder. Airing cupboard with hot water immersion tank.

Bedroom One

A generous double bedroom with a front facing double glazed window, fitted wardrobes and radiator. A door leads through to the en suite shower room.

En Suite

Stylishly appointed with a plumbed shower featuring fully Porcelanosa tiled surrounds, sliding glazed door and enclosure, WC, vanity wash hand basin with storage beneath, heated towel rail, spotlights, luxury Amtico flooring and an obscured double glazed window to the front.

Bedroom Two

A generous second bedroom overlooking the rear garden featuring decorative wall panelling, radiator and wall lighting.

Bedroom Three

A comfortable double bedroom with a front facing double glazed window, radiator, wall lighting

Bedroom Four

A well proportioned fourth double bedroom overlooking the rear garden with radiator, wall lighting.

Family Bathroom

Beautifully presented and fitted with a panel bath incorporating a shower over with glass splash back screen, WC, wash hand basin, heated towel rail, wall mirror, Porcelanosa partially tiled walls, luxury Amtico flooring, spotlights and an obscured double glazed window to the rear aspect.

Front Exterior

The property enjoys an attractive frontage with a driveway providing off road parking for two vehicles side-by-side, a well maintained lawn, feature tree, gravelled planting area, tiled pathway leading to the entrance and decorative railings. External lighting. The original garage door remains in place externally, preserving the appearance of the property, although the garage has been professionally converted internally to provide additional living accommodation. 7KW EV Charger Generic EV charger installed as part of the garage conversion and accessed externally. Gate to rear garden.

Rear Garden

An enclosed rear garden accessed directly from the dining area via French doors and from the utility room, providing an ideal space for outdoor dining, entertaining and family enjoyment. A well-established and thoughtfully landscaped rear garden, predominantly laid to lawn and enclosed by mature hedging and timber fencing, providing a good degree of privacy. The garden features a variety of established shrubs and planting, together with paved and decked seating areas offering plenty of space for outdoor dining and entertaining. A timber pergola creates an attractive additional seating area, providing a more secluded spot to relax. There is lighting installed and a cold water tap. Overall, the garden offers a pleasing balance of lawn, planting and usable entertaining space. Side gate access to the front.

Tenure

Freehold. Management charge stated as approximately £130 per annum. Management company: Trustgreen Management Company.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently

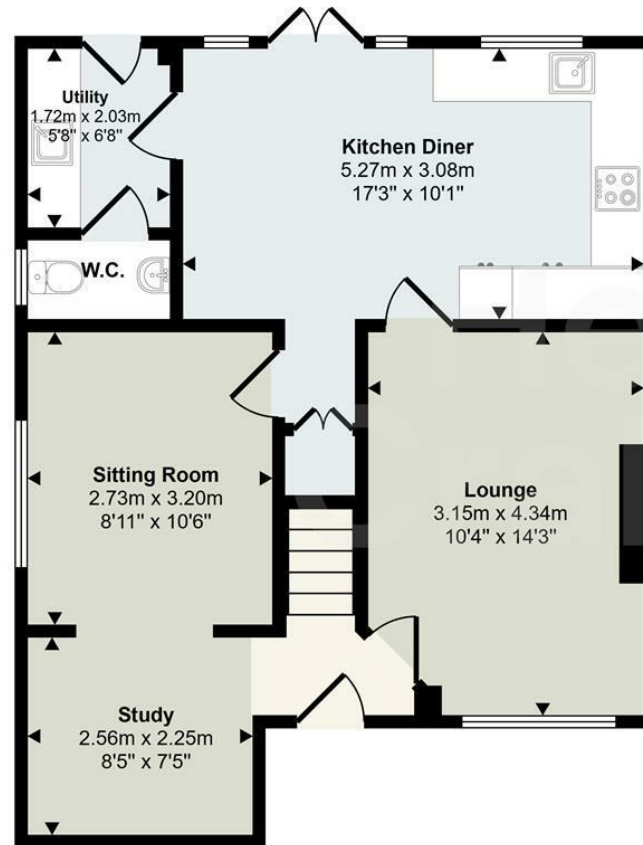
Council Tax Band: G

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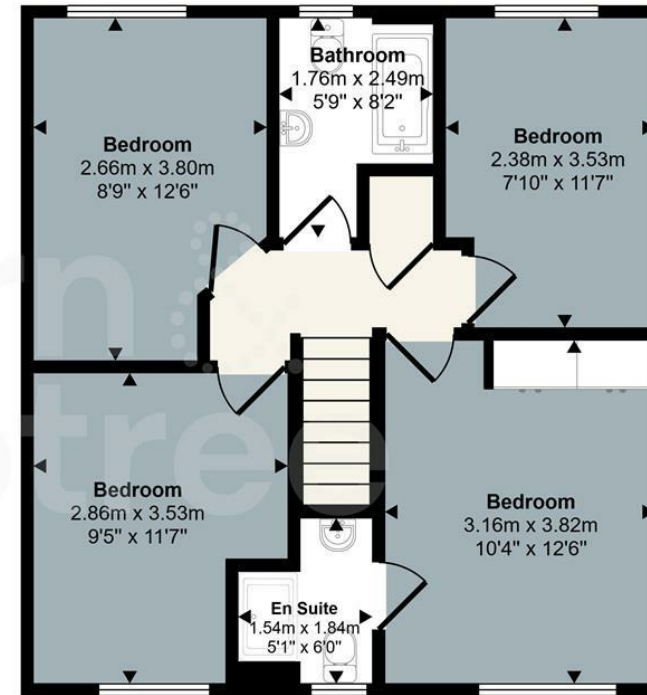
Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Approx Gross Internal Area
110 sq m / 1186 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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

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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