

# Lisvane Street

CARDIFF, CF24 4LJ

**GUIDE PRICE £315,000**

**Hern &  
Crabtree**





# Lisvane Street

This charming mid-terrace three-bedroom home is ideally located in the vibrant and sought-after area of Cathays, Cardiff. Perfectly positioned within walking distance of bus links and the bustling amenities of Whitchurch and Crwys Road, you'll have easy access to a variety of supermarkets, restaurants, and local shops.

For those who commute, the property benefits from excellent transport links, with access to the A48 nearby, while the city center and the expansive Blackweir Fields are also within walking distance. Families will appreciate the convenience of being within walking distance of four primary schools, and the University Hospital of Wales is also within walking distance, making this a highly desirable location for healthcare professionals.

Inside, the ground floor offers a spacious living room, a separate dining room, and a well-appointed kitchen, creating the perfect space for family living and entertaining. The first floor hosts two good-sized bedrooms and a family bathroom, while the second floor features a generous third bedroom, offering plenty of versatility.

To the rear of the property, you'll find an enclosed garden, providing a private outdoor space ideal for relaxation or al fresco dining.

This property offers a perfect blend of comfort, convenience, and potential, making it an excellent choice for first-time buyers, families, or investors alike. Don't miss the opportunity to view this lovely home in such a fantastic location.

- Mid Terrace home
- Convenient location
- Bus links nearby
- Enclosed rear garden
- EPC = To Follow
- Three bedrooms
- Walking distance to amenities
- Walking distance to City Center & UHW
- Council Tax = E



# 1037.00 sq ft

## Entrance Porch

Entered via wooden door, tiled walls, tiled floor. Glass paneled wood front door to hallway.

## Hallway

Glass panel above the door, coved ceiling, radiator, wood flooring, meter cupboard, stairs to the first floor.

## Living Room

12'11 x 10'6

Double glazed bay window to the front, radiator, coved ceiling. Feature cast iron fireplace with tiled hearth. Squared off archway to the dining room.

## Dining Room

14'2 x 12'8

Double glazed window to the rear. Radiator, cast iron feature fireplace with slate hearth. Under stair storage area.

## Kitchen

14'9 x 8'8

Double glazed patio doors to the rear, double glazed window to the side. Wall and base units with laminate work tops over, ceramic 1.5 bowl sink and drainer. Integrated four ring gas hob, integrated electric oven and grill, tiled splash back. Vertical radiator, laminate flooring. Space for fridge freezer.

## First Floor

Stairs rise up from the entrance hall.

## Landing

Banister, stairs to the second floor. Built-in storage cupboard. Doors to:

## Bedroom One

10'3 x 14'2 max

Two double glazed windows to the front, radiator.

## Bedroom Three

8'8 x 11'10

Double glazed window to the rear, radiator. Built-in wardrobe.

## Bathroom

7'7 x 9'9 max

Double obscure glazed window to the rear. WC, wash hand basin, bath with integrated shower, part tiled walls. Laminate flooring, heated towel rail.

## Second Floor

Stairs rise up from the first floor landing. Small landing area with door to:

## Bedroom Two

11'5 x 9'6

Double glazed skylight window to the rear, radiator. Storage cupboards to the eaves.

## External

### Front

Front forecourt with low rise wall and terracotta tiling.

### Rear Garden

Wall surround, storage shed to the rear with access to rear lane. Paved patio area, lawn, raised flower border. External cold water tap.

## Additional Information

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

EPC =

Council Tax Band = E

## Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions,

measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.









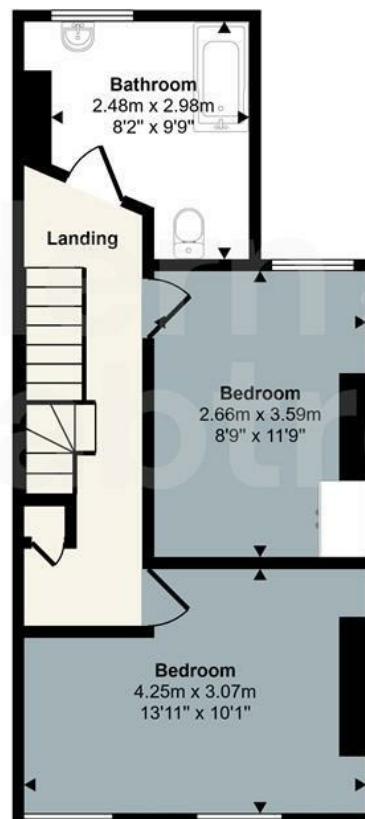




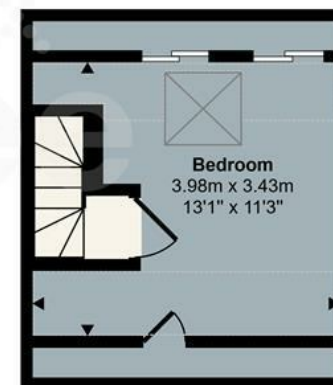
Approx Gross Internal Area  
96 sq m / 1037 sq ft




**Ground Floor**  
Approx 42 sq m / 448 sq ft



**First Floor**  
Approx 38 sq m / 406 sq ft



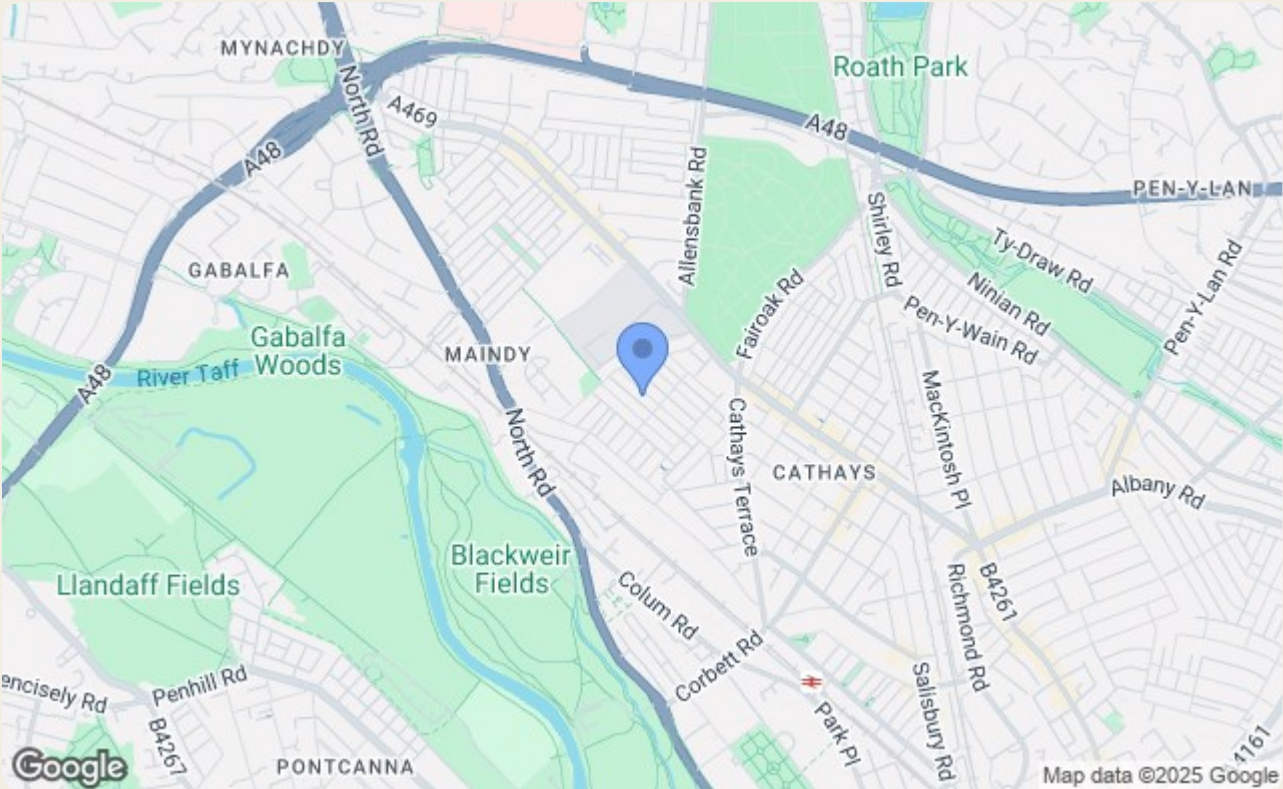
**Second Floor**  
Approx 17 sq m / 184 sq ft

 Denotes head height below 1.5m

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		86
(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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