Llwyn Y Pia Road

LISVANE, CF14 0SZ

£629,950

Hern & Crabtree

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Set within the sought after village of Lisvane, this beautifully presented three bedroom detached home was built in February 2024 and offers an exceptional standard of accommodation. With three double bedrooms, each enjoying its own en suite, thoughtfully arranged living spaces and a landscaped rear garden, this is a home designed for comfortable everyday living.

The ground floor opens into a welcoming entrance hall, with attractive wood effect flooring continuing throughout. A separate lounge with a bay window provides a quieter space to relax, while the generous open plan kitchen, dining and family room forms the heart of the home. Patio doors connect the living space with the garden, and a fitted kitchen with integrated appliances, excellent storage and a separate utility room makes the layout particularly practical.

Upstairs, all three bedrooms are doubles, each with air conditioning and its own en suite. The principal bedroom also benefits from a walk in wardrobe and a spacious bathroom with both a bath and separate shower.

Outside, the enclosed rear garden combines lawn, paving and raised decking, providing space for dining and entertaining. To the front, a driveway accommodates two vehicles and leads to a garage, with an electric vehicle charging point also provided.

Lisvane remains one of Cardiff's most desirable residential areas, appreciated for its village atmosphere, green surroundings and convenient access to the city. Lisvane Primary School, local shops and village amenities are nearby, while Cefn Onn Park and the surrounding countryside offer excellent opportunities for walking. Lisvane and Thornhill railway station provides connections towards Cardiff city centre, with additional shopping and leisure facilities available at nearby Thornhill and Llanishen. The area is also well placed for access to the M4 motorway.

Approx 1223.00 sq ft

Entrance Porch
Small storm porch with a PVC entrance door leading into the hallway.

Entrance Hall
PVC entrance door to front. Stairs rising to the first floor with storage cupboard beneath. Further large built in storage cupboard. Wood effect flooring continuing throughout the ground floor. Radiator. Doors leading to the cloakroom, lounge and kitchen/dining/family room.

Cloakroom
Double glazed circular obscure window to front. Wash hand basin and low level WC. Wood effect flooring. Radiator.

Lounge
Double glazed bay window to front. A separate reception room with wood effect flooring and radiator.

Kitchen/Dining/Family Room
Double glazed windows and patio doors providing access to the rear garden. Recessed ceiling spotlights. A generous open plan room with ample space for dining and seating areas, with fitted cabinetry surrounding the television in the family area.

The kitchen is fitted with a range of wall and base units with laminate work surfaces incorporating a stainless steel one and a half bowl sink and drainer. Integrated gas hob, electric oven, combination oven/grill, fridge freezer and dishwasher. Large larder cupboard with deep storage drawers. Wood effect flooring throughout. Radiator. Large storage cupboard beneath the stairs. Door leading into the utility room.

Utility Room
Double glazed door with glazed upper panel providing access outside. Fitted base units with laminate work surfaces incorporating a stainless steel sink and drainer. Space and plumbing for a washing machine and tumble dryer. Wall mounted combination boiler.

First Floor Landing
First Floor Landing Wooden balustrade and bannisters. Loft access hatch with pull down ladder leading to a partially boarded loft with lighting. Radiator. Doors leading to all three bedrooms.

Bedroom One
Double glazed bay window to front. A generous double bedroom with air conditioning, radiator and access to a walk in wardrobe and private en suite bathroom.

Walk In Wardrobe
Fitted shelving to both sides providing useful clothes storage. Recessed ceiling spotlights.

En Suite Bathroom
Double glazed obscure window to front. Fitted with a bath, separate walk in shower enclosure, wash hand basin and low level WC. Heated towel rail and wood effect flooring. Large storage cupboard housing the hot water cylinder.

Bathroom Two
Double glazed window to rear. Double bedroom with air conditioning and radiator. Door leading to the en suite shower room.

En Suite Shower Room
Double glazed obscure window to rear. Fitted with a walk in shower enclosure, wash hand basin and low level WC. Heated towel rail and wood effect flooring.

Bathroom Three
Double glazed window to rear. Double bedroom with wardrobe, air conditioning and radiator. Door leading to the en suite shower room

En Suite Shower Room
Double glazed obscure window to side. Fitted with a walk in shower enclosure, wash hand basin and low level WC. Heated towel rail and wood effect flooring.

Front Garden and Driveway
Driveway providing off road parking for two vehicles, with an electric vehicle charging point. Small planted flower bed and paved pathway leading to the entrance porch. Access to the garage and gated side access leading to the rear garden.

Garage
Garage with up and over door with electrical supply and lighting.

Rear Garden
Enclosed rear garden with brick boundary walls and timber fencing to the rear. A paved seating area leads onto a lawn with raised decking providing an additional space for outdoor dining and entertaining. Raised koi carp pond, subject to agreement with the vendor. Gated side access and further space for outdoor storage.

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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.

Council Tax Band: G

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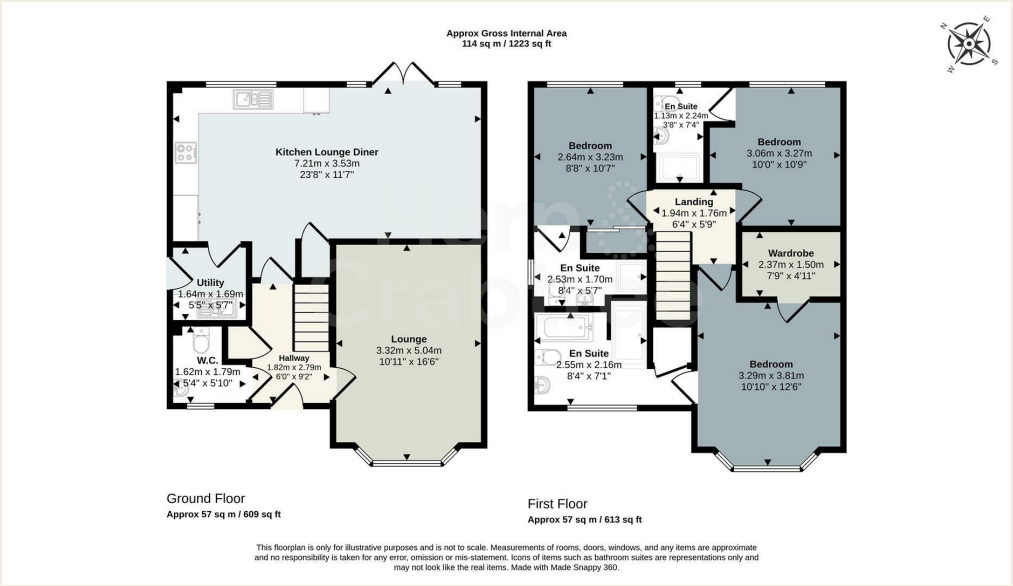

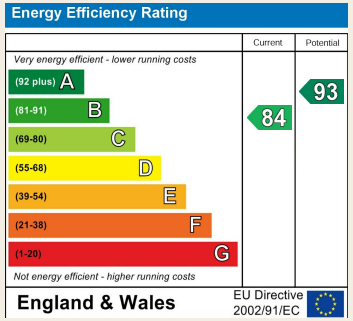

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