

# Heol Nant Glandulas

LISVANE, CARDIFF, CF14 0PQ

**GUIDE PRICE £425,000**

**Hern &  
Crabtree**





# Heol Nant Glandulas

This beautifully presented three-bedroom semi-detached home forms part of Redrow's highly sought-after Plas Ty Draw development in Lisvane, one of Cardiff's most desirable residential suburbs. Designed within Redrow's award-winning Heritage Collection, the property offers thoughtfully planned living space, combining modern convenience with timeless design.

Inside, the home offers a welcoming hallway, cloakroom, and a light-filled living room. The open-plan kitchen/diner is the heart of the home, featuring a full range of integrated appliances, ample storage, and French doors opening to the garden. Upstairs there are three bedrooms, including a generous principal suite with fitted wardrobes and en-suite shower room, along with a stylish family bathroom.

The rear garden provides an enclosed and private outdoor retreat with lawn, patio, and side access. A driveway to the side offers off-street parking for multiple vehicles.

## Area Guide:

Lisvane is one of Cardiff's most prestigious and well-connected suburbs, known for its green surroundings, excellent schools and easy commuter links. Heol Nant Glandulas enjoys a prime setting overlooking attractive landscaped areas within the Redrow development. The property lies just five miles from Cardiff City Centre and within minutes of the M4, making it ideal for commuting across South Wales and beyond. Local amenities include Lisvane village shops, Llanishen retail park, and a choice of supermarkets. For outdoor enthusiasts, Cefn Onn Country Park, Llanishen Reservoir and Roath Park are all close by, offering scenic walks and family activities. The area is served by well-regarded schools and Lisvane & Thornhill railway station, providing direct services into Cardiff. This is a perfect location for families and professionals seeking a balance of modern convenience and a village-style setting.

- Attractive Redrow Heritage Collection semi-detached home
- Spacious open-plan kitchen/diner with integrated appliances
- Stylish family bathroom and ground floor cloakroom
- Landscaped rear garden with patio, lawn and shed
- Sought-after Lisvane location close to city centre, M4, schools and rail links
- Three bedrooms including principal suite with en-suite and wardrobes
- Bright living room with front aspect window
- Utility cupboard and excellent storage options
- Driveway providing off-street parking for several vehicles



**823.00 sq ft**

#### **Entrance Hall**

Entered via a composite double-glazed front door. The hallway features a radiator, luxury vinyl flooring, under-stairs storage cupboard and staircase to the first floor. Doors lead to the cloakroom, living room and kitchen/diner.

#### **Cloakroom**

Fitted with a WC, wash hand basin with tiled splashback, radiator, luxury vinyl flooring and obscure double-glazed front window.

#### **Lounge**

A comfortable reception space with a double-glazed front window, fitted carpet and radiator.

#### **Kitchen Diner**

A superb family space with double-glazed French doors and matching side windows opening onto the rear garden. The kitchen is fitted with a stylish range of wall and base units with worktops over, a one-and-a-half bowl sink with mixer tap and glass splashback, integrated AEG dishwasher, full-length integrated fridge/freezer, integrated double oven and grill, plus a gas hob with cooker hood over and further tiled splashbacks. A utility cupboard provides plumbing for a washing machine and space for a stacked tumble dryer. Vertical radiator, additional rear aspect window, luxury vinyl flooring and a useful storage cupboard complete the room.

#### **First Floor**

Stairs rise from the hall with a wooden handrail and spindles. The landing offers a radiator, double-glazed side window, loft access hatch, airing cupboard housing the gas combination boiler, and additional storage cupboard.

#### **Bedroom One**

A spacious double bedroom with front-facing

double-glazed window, two sets of fitted wardrobes, radiator and access to:

#### **En Suite**

Comprising a double shower quadrant with plumbed shower, tiled walls, sliding glass door, WC, wash hand basin, luxury vinyl flooring, heated towel rail, shaver point and extractor fan.

#### **Bedroom Two**

Double-glazed rear window, radiator and wardrobe recess.

#### **Bedroom Three**

Rear-facing double-glazed window and radiator.

#### **Bathroom**

Fitted with a panelled bath with plumbed shower and glass screen, WC, wash hand basin with mirrored vanity cupboard, part-tiled walls, heated towel rail, luxury vinyl flooring, shaver point, extractor fan and obscure glazed window to the front.

#### **Front & Rear Gardens**

The rear garden offers a paved patio, lawn, mature shrubs, flower borders, timber storage shed and gated side access. To the front, there is a small lawn with shrubs and flower borders, paved pathway to the front door, and a side driveway providing off-street parking for several vehicles.

#### **Tenure**

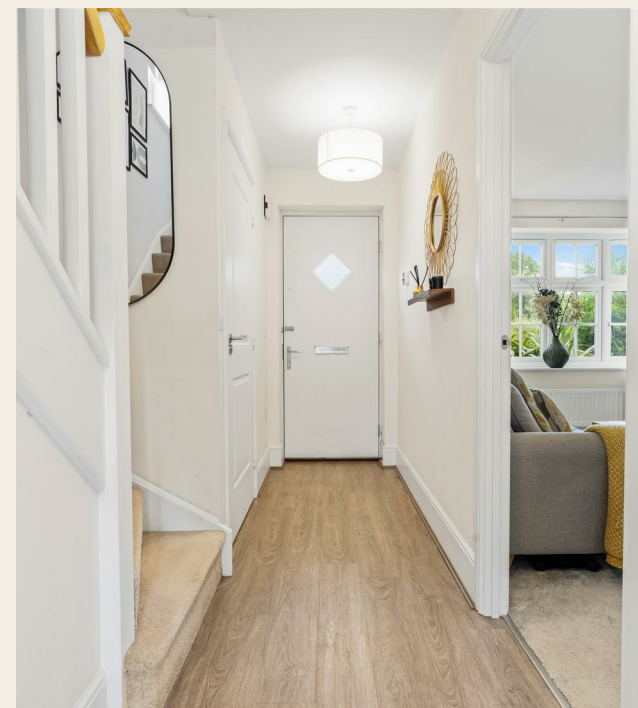
Freehold

#### **Disclaimer & AML Payment**

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for

guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

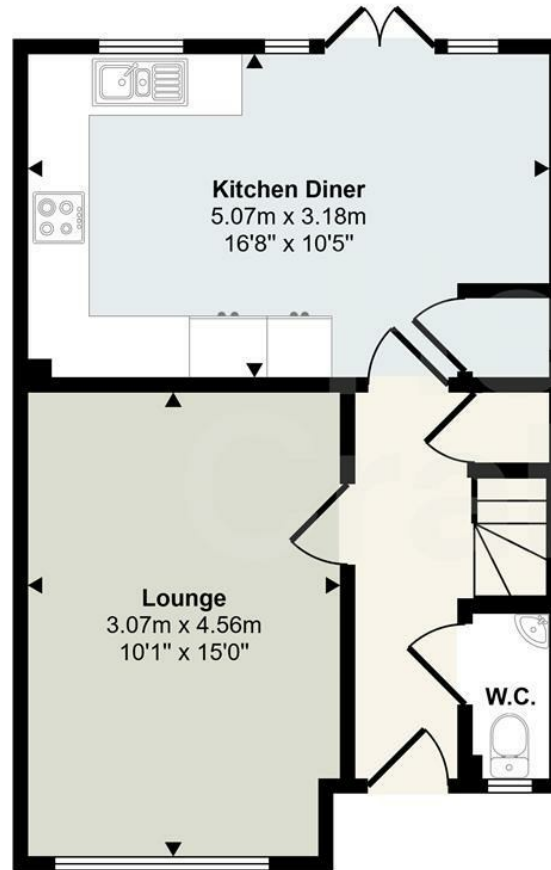
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



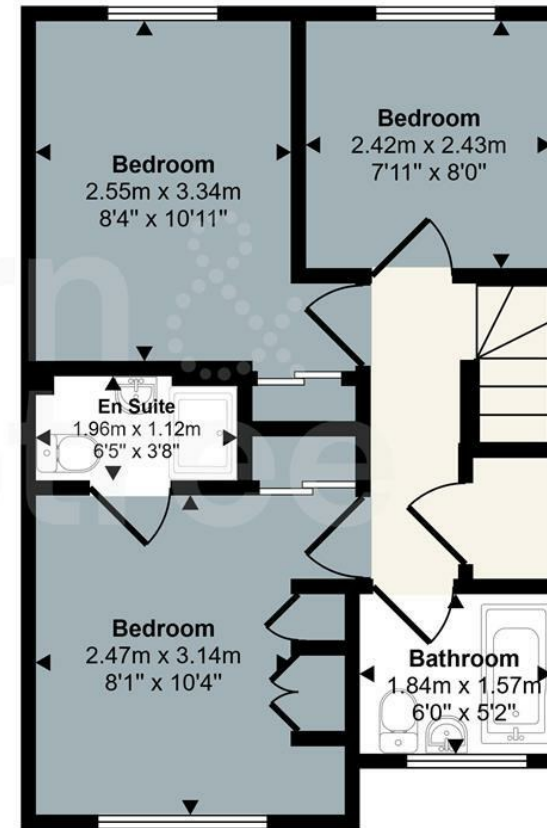




Approx Gross Internal Area  
76 sq m / 823 sq ft



Ground Floor  
Approx 38 sq m / 413 sq ft



First Floor  
Approx 38 sq m / 410 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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

Good old-fashioned service with a modern way of thinking.



