

Ridgeway

LISVANE, CARDIFF, CF14 0RS

GUIDE PRICE £500,000

**Hern &
Crabtree**



Ridgeway

Offered to the market with No Onward Chain, this detached home on Ridgeway presents a rare opportunity to reimagine a spacious family residence in one of Lisvane's most desirable settings. In need of modernisation throughout, the property holds exceptional scope for refurbishment or extension, subject to planning, allowing a discerning buyer to create a home tailored to their own style and requirements.

Lisvane is one of Cardiff's most sought-after suburbs, renowned for its peaceful atmosphere, tree-lined avenues, and strong community spirit. The area enjoys convenient access to excellent local amenities including the village shop, pub, and Lisvane & Thornhill railway station offering direct links to Cardiff city centre. Families benefit from highly regarded schools nearby, while the green open spaces of Parc Cefn Onn and Caerphilly Mountain provide wonderful opportunities for walking and recreation. Cardiff Gate Retail Park and the M4 are within easy reach, connecting the area effortlessly to South Wales and beyond.

Set within an established and prestigious location, this property combines space, privacy, and potential, an appealing prospect for those seeking a family home in a beautiful and well-connected part of Cardiff.



1420.00 sq ft

Entrance Hall

A welcoming hallway with stairs rising to the first floor and access to all principal ground floor rooms.

Cloakroom

Lounge

A spacious main reception room with a double-glazed bay window to the front and sliding patio doors opening into a lean-to area leading out to the rear garden. Two radiators provide warmth, while the room's generous proportions offer flexibility for both relaxing and entertaining.

Dining Room

Positioned to the front of the house, this well-sized room features a double-glazed window and radiator. A serving hatch connects to the kitchen, enhancing convenience for family meals and entertaining

Kitchen

Fitted with a range of wall and base units with worktops over, the kitchen includes an integrated oven and microwave, gas hob with electric oven, and plumbing for a washing machine. A one and a half bowl sink with drainer sits beneath a double-glazed window overlooking the rear garden. There is also a built-in cupboard housing the gas boiler. A double-glazed door leads to the rear garden, allowing plenty of natural light.

First Floor

Stairs rise from the entrance hall to a landing with wooden bannister, loft access hatch, and airing cupboard containing the hot water tank and linen shelving.

Bedroom One

A generous double bedroom with a double-glazed window to the front, radiator, built-in wardrobe, and access to an ensuite bathroom.

En Suite

Fitted with a WC, wash hand basin, and bath. Part-tiled walls, radiator, and an obscure double-glazed window to the front. (Note: WC currently out of use.)

Bedroom Two

A double bedroom with a double-glazed window to the front and radiator.

Bedroom Three

Double-glazed window to the rear, radiator, and built-in wardrobe

Bedroom Four

A further bedroom overlooking the rear garden, with built-in wardrobes, radiator, and double-glazed window.

Bathroom

Comprising a bath, WC, and wash hand basin. Part-tiled walls, radiator, and obscure double-glazed window to the rear.

Outside

To the front is a large lawned garden and driveway providing ample off-street parking and access to the side of the property. The rear garden features a lawn, patio, and sitting area offering a private outdoor retreat. A detached double garage is positioned at the rear, with door access from the garden, single-glazed windows, power, and light.

Garage

Tenure

The property is currently Leasehold - however, this will be changed to Freehold by the current owners upon completion.

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.



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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

