Lon Y Ffynnon

LISVANE, CARDIFF, CF14 0AP

£650,000

Hern & Crabtree

Lon Y Ffynnon

Completed in April 2026 and never previously occupied, this substantial five-bedroom detached home offers the rare pleasure of moving into a completely fresh house without the wait associated with buying from plan. Generous proportions, a flexible arrangement of reception rooms and a particularly practical family layout make this an appealing proposition in one of north Cardiff's most sought-after residential areas.

The ground floor unfolds from a spacious entrance hall with a separate reception room offering excellent scope as a study, snug or playroom. The newly fitted kitchen has been designed around generous work surfaces and a comprehensive range of integrated appliances, accompanied by a separate utility room. A dedicated dining room provides space for more formal occasions, while the principal living room is particularly well served by glazing, including patio doors opening directly onto the garden. A separate WC completes the ground floor layout.

Upstairs, five bedrooms provide considerable flexibility. One is presently arranged as a dressing room, while two of the larger bedrooms enjoy their own en-suite shower rooms. Built-in storage features within selected rooms, complemented by a separate family bathroom and useful landing storage.

Outside, the rear garden combines a paved terrace with tiered lawn, while driveway parking leads to a garage. The property is offered with no onward chain.

Lisvane combines established village character with excellent access to Cardiff. Its centre retains local shops, community amenities and traditional pubs, while nearby Lisvane and Llanishen Reservoirs offer extensive waterside walks and open space. Local schooling includes Lisvane Primary, with Llanishen High among the secondary schools serving the community. Lisvane & Thornhill railway station provides a convenient link towards Cardiff city centre, making this an attractive setting for those wanting space and greenery without losing the connection to the capital.

Approx 1740.00 sq ft

Council Tax Band: G

Entrance Porch
A stone entrance porch shelters the PVC front door, incorporating a double-glazed panel and opening into the entrance hall.

Entrance Hall
A welcoming central hallway with staircase rising to the first floor, a generous storage cupboard and laminate flooring. Doors lead to the principal ground-floor accommodation.

Reception Room / Study
Double-glazed windows to the front and side provide a dual aspect. Radiator. A versatile additional reception room well suited to use as a home office, snug or playroom.

Kitchen
Double-glazed window to the front. A newly fitted kitchen with recessed lighting, composite work surfaces and an integrated five-ring gas hob. Stainless-steel sink with drainer, integrated cooking appliances, integrated fridge/freezer and integrated dishwasher. Laminate flooring.

Utility Room
Double-glazed window to the front and PVC door to the side incorporating a double-glazed upper panel. Composite work surface with stainless-steel sink and drainer, large storage cupboard, radiator and laminate flooring.

Dining Room
Double-glazed window overlooking the rear garden. Radiator and laminate flooring, with ample space for a dining table and chairs.

Living Room
Double-glazed windows to the front and side, together with double-glazed patio doors opening directly onto the rear garden. Radiator and carpeted flooring. A generously proportioned principal reception room with excellent natural light.

WC
Double-glazed window to the front. WC, wash hand basin, radiator and laminate flooring. Extra storage is also included on the ground floor.

First Floor Landing
Double-glazed window to the front, with an additional double-glazed window to the side positioned over the staircase. Timber balustrade, loft access and a large storage cupboard housing the hot-water cylinder.

Bedroom One
Double-glazed windows to the front and side, creating a dual aspect. Radiator.

Bedroom Two / Dressing Room
Double-glazed window to the front. Radiator. Currently arranged as a dressing room and fitted with a range of built-in wardrobes and storage cupboards.

Bedroom Three
Double-glazed windows to the front and side. Radiator.

Bedroom Four
Double-glazed window to the rear. Radiator. Door to:

En-Suite Shower Room
Double-glazed window to the rear. Walk-in corner shower with tiled surround, WC, wash hand basin, radiator and laminate flooring.

Bedroom Five
Double-glazed windows to the front, side and rear provide an impressive triple aspect. Built-in wardrobes and radiator. Door to:

En-Suite Shower Room
Double-glazed window to the rear. Walk-in shower, WC, wash hand basin, heated towel rail, recessed lighting and laminate flooring.

Family Bathroom
Double-glazed window to the rear. Bath with shower, WC, wash hand basin, heated towel rail and laminate flooring.

Front Garden
A small front garden with paved pathway and five steps rising to the covered entrance porch.

Rear Garden
Immediately adjoining the rear of the house is a paved terrace providing a natural place for outdoor seating. Beyond lies a lawned garden arranged over two levels and enclosed by timber fencing. Cold-water tap and timber pedestrian gate providing access towards the driveway.

Driveway & Garage
Driveway parking extends alongside the property and leads to the garage. The garage has an up-and-over door and appears to benefit from an electricity supply.

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LOCATION - GOOGLE MAP PIN
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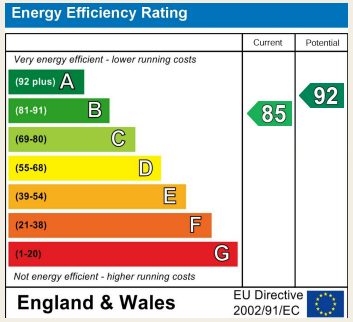

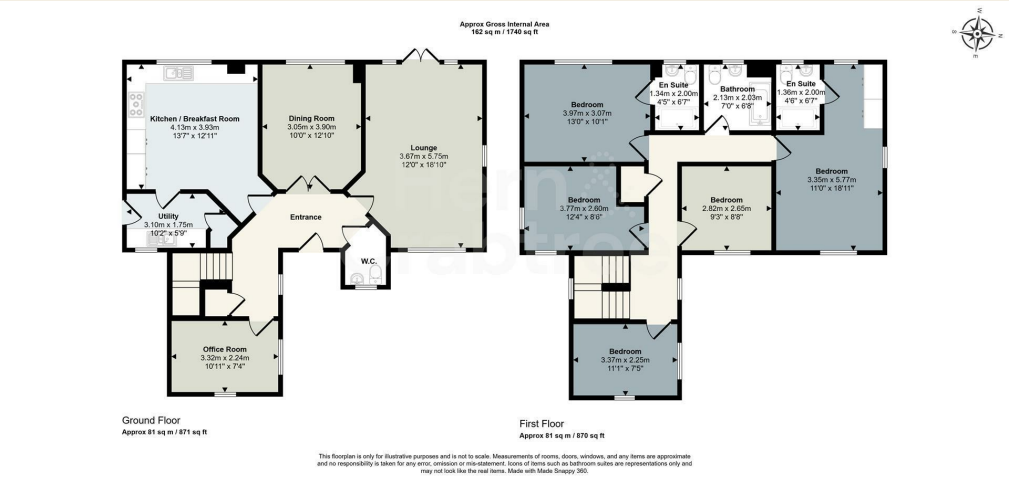

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