

FOR SALE

Llwyn Y Pia Road

Lisvane, Cardiff, CF14 0SX

LISVANE, CARDIFF

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OFFERS OVER

£825,000

5 BEDROOMS

3 BATHROOMS

2,321 SQ FT





Located in the desirable suburb of Lisvane, this impressive five-bedroom detached home offers spacious and stylish family living, complete with two en-suite bedrooms and a stunning garden with swimming pool. Ideally situated close to Lisvane train station, it perfectly combines peaceful surroundings with excellent access to Cardiff city centre.



MAX TUSTIN

AREA VALUER / NEGOTIATOR · LLANISHEN



THE PROPERTY

Nestled on Llwyn Y Pia Road in the charming suburb of Lisvane, Cardiff, this impressive five-bedroom detached house offers a perfect blend of comfort and modern living. With ample space for families, the property boasts five well-appointed bedrooms, including two with en-suite bathrooms, ensuring privacy and convenience for all residents.

The heart of the home is its inviting living areas, which provide a warm and welcoming atmosphere. The garden is a true highlight, featuring a delightful swimming pool, ideal for relaxation and entertaining during the warmer months.

Conveniently located, this property is just a short distance from Lisvane train station, making it an excellent choice for commuters seeking easy access to Cardiff city centre and beyond.

This home is not just a place to live; it is a sanctuary where comfort meets style, perfect for those looking to settle in a desirable area. Don't miss the opportunity to make this stunning property your own.

KEY FEATURES

SQFT 2321

DRIVEWAY WITH ELECTRIC GATES

CLOSE TO LISVANE TRAIN STATION

LARGE OPEN PLAN KITCHEN/CONSERVATORY

5 BED DETACHED

GREAT SCHOOL SCHOOL CATCHMENT



INSIDE



INSIDE



OWNERS' COMMENTS

We love the kitchen family area.

THE OWNERS

LISVANE, CARDIFF



ACCOMMODATION

LIVING ROOM	4.42 x 7.39
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DINING ROOM	4.42 x 3.03
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KITCHEN/BREAKFAST ROOM	5.36 x 7.6
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BEDROOM ONE	3.9 x 4.3
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BEDROOM TWO	2.74 x 4.14
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BEDROOM THREE	4.42 x 3.4
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BEDROOM FOUR	3.07 x 3.03
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BEDROOM FIVE	2.52 x 3.22
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SCHOOL CATCHMENT

English medium primary catchment area is Llysfaen Primary School English medium secondary catchment area is Llanishen High School Welsh medium primary catchment area is Ysgol Y Wern Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

FLOORPLAN

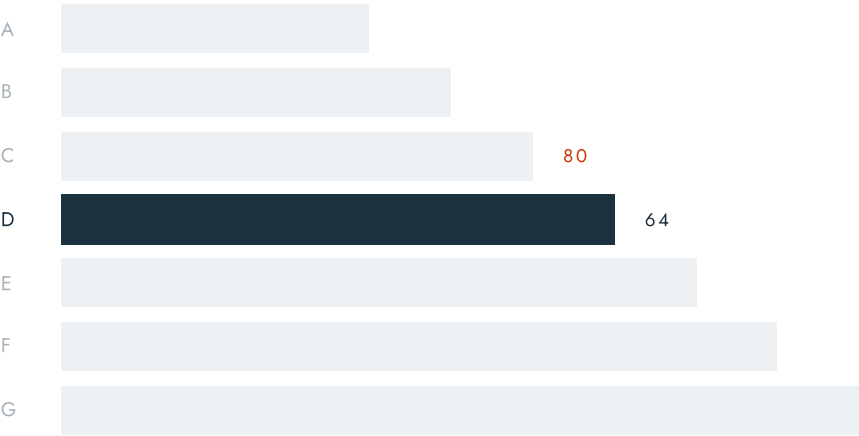


Total Area: 215.7 m² ... 2321 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Energy efficiency

Currently band D, with the potential to reach band C.



Rating 64 · potential 80. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	2,321 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND H · ABOUT £4,026 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	64 · POTENTIAL 80

COME AND SEE IT

Arrange a viewing

*Our Llanishen team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Max Tustin

AREA VALUER / NEGOTIATOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU