

UNDER OFFER

Heol Nant Glandulas

Lisvane, Cardiff, CF14 0PQ

LISVANE, CARDIFF

Heol Nant Glandulas

Lisvane, Cardiff, CF14 0PQ

ASKING PRICE

£475,000

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,098 SQ FT

1098 SQFT

OPEN PLAN KITCHEN

DOWNSTAIRS TOILET

DETACHED

MODERN DECOR

SEPARATE UTILITY AREA

ENSUITE



THE PROPERTY

Nestled in the desirable area of Heol Nant Glandulas in Lisvane, Cardiff, this stunning detached family home offers a perfect blend of modern living and comfort. Built in 2019, the property boasts a generous 1,098 square feet of well-designed space, making it an ideal choice for families seeking a contemporary lifestyle.

Upon entering, you are greeted by a welcoming atmosphere, enhanced by the modern decor that flows throughout the home. The property features a spacious reception room, providing ample space for relaxation and entertaining guests. The well-appointed kitchen is designed for both functionality and style, making it a joy to prepare meals.

This delightful home comprises three well-proportioned bedrooms, ensuring that everyone has their own private space. The two bathrooms are thoughtfully designed, offering convenience and comfort for the whole family.

Outside, the property benefits from off-road parking, a valuable feature in this sought-after location. The surrounding area is known for its community spirit and excellent local amenities, making it a perfect place to settle down.

In summary, this detached house on Heol Nant Glandulas is a fantastic opportunity for those looking for a modern family home in a tranquil setting. With its spacious layout, contemporary finishes, and convenient parking, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your new home.



ACCOMMODATION

LIVING ROOM 3.36 x 5.68

DINING ROOM 3.26 x 2.93

KITCHEN 3.26 x 2.75

MASTER BEDROOM 3.29 x 3.51

BEDROOM TWO 3.34 x 2.97

BEDROOM THREE 3.34 x 2.61

SCHOOL CATCHMENT

My English medium primary catchment area is Llysfaen Primary School. My English medium secondary catchment area is Llanishen High School. My Welsh medium primary catchment area is Ysgol Y Berllan Deg. My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern.

PROPERTY TYPE HOUSE - DETACHED

INTERNAL AREA 1,098 SQ FT

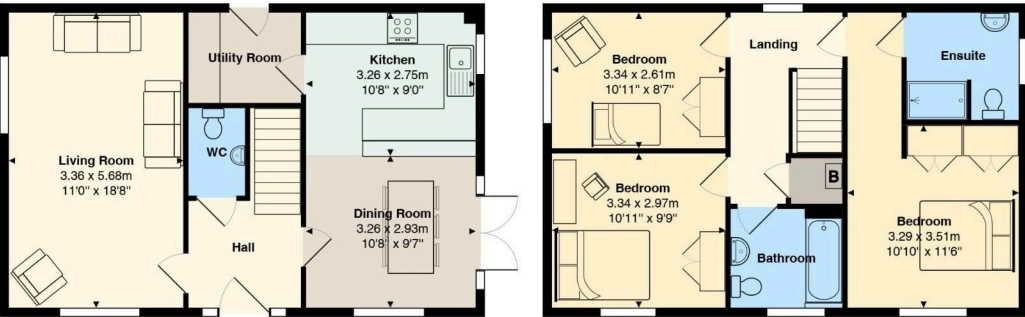
TENURE FREEHOLD

COUNCIL TAX BAND F · ABOUT £2,908 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 84 · POTENTIAL 94

FLOORPLAN

Heol Nant Glandulas



Total Area: 102.0 m² ... 1098 ft²

All measurements are approximate and for display purposes only



Nadia Refae

BRANCH MANAGER AND AREA VALUER / NEGOTIATOR
LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

jeffreyyross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

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