

FOR SALE

Church Road

Lisvane, Cardiff, CF14 0TW

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ASKING PRICE

£325,000

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

904 SQ FT

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ALLOCATED PARKING

NO CHAIN

FIRST FLOOR FLAT

VISITORS PARKING AVAILABLE

EXECUTIVE LIVING



THE PROPERTY

Modern first floor apartment offers very spacious accommodation, open plan living, kitchen and dining area, two double bedrooms, bathroom and storage in the hallway. Outside benefits one allocated space as well as visitors parking available.

As you step into this new build apartment, you are greeted by a bright and airy atmosphere, with 1 reception room offering a versatile space for entertaining or relaxing. The property features 2 bedrooms, providing ample space for a small family, guests, or a home office.

With 2 bathrooms, including one ensuite, convenience is key in this apartment. The allocated parking space ensures you always have a secure spot for your vehicle, while the lift access to all floors adds a touch of luxury to everyday living.

Whether you're enjoying the scenic views from the top floor or exploring the vibrant neighbourhood of Lisvane, this apartment offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this modern gem your new home!

INSIDE



ACCOMMODATION

ENTRANCE HALLWAY

OPEN PLAN LIVING / KITCHEN / DINING ROOM7.36m x 6.16

BEDROOM ONE5.04m x 3.58m widest point

ENSUITE1.88m x 1.92m

BEDROOM TWO3.84m x 2.83m

BATHROOM2.10m x 1.95m

SERVICE CHARGES

LEASE DETAILS

ADDITIONAL INFORMATION

PROPERTY TYPEAPARTMENT

INTERNAL AREA904 SQ FT

TENURELEASEHOLD

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

EPC RATING85 · POTENTIAL 85

FLOORPLAN



Plot B - 1st Floor Plan



Plot B - 2nd Floor Plan



Plot B - Ground Floor Plan





Max Tustin

AREA VALUER / NEGOTIATOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

jeffreygross.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. jeffreygross.co.uk