

FOR SALE

Graig Road

Lisvane, Cardiff, CF14 0UF

LISVANE, CARDIFF

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OFFERS OVER

£750,000

5 BEDROOMS

3 BATHROOMS

2 RECEPTIONS

2,056 SQ FT





This could be a outstanding property once full refurbishment has been completed, could be worth circa £1.3m when finished, approx £300k+ spent on it.



ELLIOTT HOOPER-NASH
DIRECTOR · LLANISHEN



THE PROPERTY

Nestled on Graig Road in the desirable area of Lisvane, Cardiff, this impressive detached house presents a remarkable opportunity for those seeking a spacious family home or a promising development project. Spanning an expansive 2,055 square feet, the property boasts two generous reception rooms, five well-proportioned bedrooms, and three bathrooms, making it ideal for larger families or those who enjoy entertaining.

Constructed between 1980 and 1989, this residence offers a solid foundation and the potential for significant enhancement. With planning permission already approved to extend the first floor, the property can be transformed into a magnificent living space exceeding 3,500 square feet. This development opportunity is perfect for buyers looking to create their dream home tailored to their specific needs.

It is important to note that the property has been gutted by the current owner, providing a blank canvas for the new owner to reimagine the interior layout and design. Whether you are an investor seeking a project or a family looking to settle in a sought-after location, this property offers the flexibility to realise your vision.

Situated in the charming suburb of Lisvane, residents will enjoy a peaceful environment while being conveniently close to local amenities, schools, and transport links. This is a rare chance to acquire a property with both space and potential in a highly regarded area. Do not miss out on the opportunity to make this house your own.

KEY FEATURES

2,055 SQFT

POTENTIAL WITH EXTENSION TO EXCEED 3,500 SQFT

FULL PLANNING DECIDED

PLANNING REF: 23/02479/HSE

DEVELOPMENT OPPORTUNITY



INSIDE



INSIDE



OWNERS' COMMENTS

I have another development to do which is why I would like to sell this one, the Meadows is a fantastic investment opportunity or could be a great home for you family.

THE OWNERS
LISVANE, CARDIFF



ACCOMMODATION

ENTRANCE HALLWAY	3.30m x 4.90m
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LOUNGE	5.30m x 5.40m
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DINING ROOM	3.70m x 4.20m
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KITCHEN / BREAKFAST ROOM	3.20m x 4.40m
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BEDROOM ONE	2.60m x 4.10m
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BEDROOM TWO	4.00m x 4.80m
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BEDROOM THREE	2.60m x 3.10m
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BEDROOM FOUR	2.90m x 3.60m
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BEDROOM FIVE	2.90m x 3.60m
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GARAGE	
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WORKSHOP	
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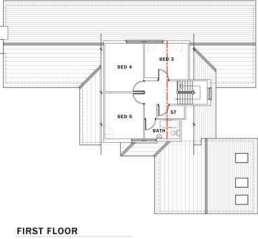
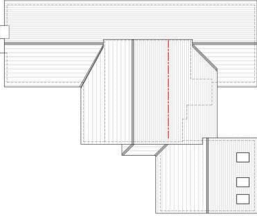
GARDENS / PLOT	
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REAR GARDEN	
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PLANNING INFORMATION	
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FLOORPLAN

A1 DRAWING SHEET



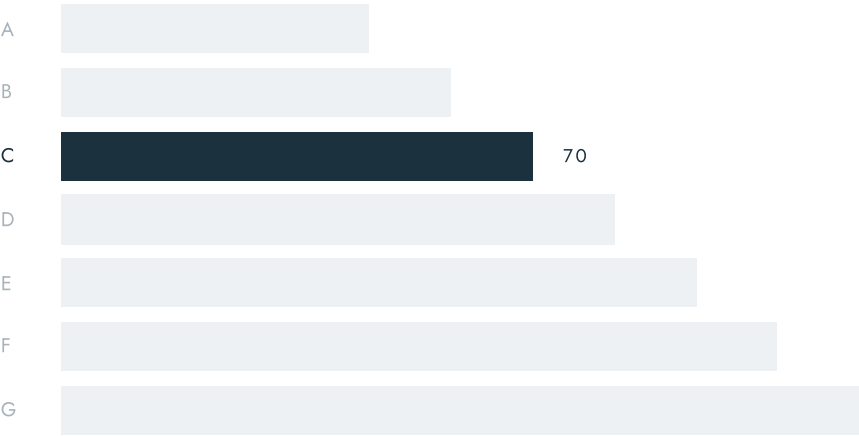
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BRAND & PEARCE
ARCHITECTS

LeTruccodesign
ARCHITECTURE
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Warragul, VIC 3580
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letruccodesign@gmail.com
www.letruccodesign.co.au

Energy efficiency

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



Rating 70 · 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	2,056 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND EXEMPT
EPC RATING	70 · POTENTIAL 80

COME AND SEE IT

Arrange a viewing

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



Elliott Hooper-Nash

DIRECTOR

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