

Rear Garden

A generous plot backing on to a woodland area, sweeping round to the side comprising of two section laid to lawn with quality composite decking and paved path to the side access gate, further potential storage area laid with stone chippings behind the garage, quality feather edged boundary fencing, outside water tap, gated access from the driveway.

Viewers Material Information:

- 1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.
- 2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from Cornerstone Finance, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.
- 3) Under GDPR regulations, no photographs or videoing (including Meta Smart Glasses) are permitted without prior consent.

Directions

Travelling east along Station Road away from Llanishen village, continue over the 'Park & Ride' taking the next left into Mill Road. On approaching the mini roundabout turn right into Heol-y-Delyn. On approaching the T-junction with Rudry Road turn the final left before Rudry Road into Llwyn-y-Pia Road. Hereon at the next T-junction turn right into the continuation and family built section of Llwy-y-Pia Road, and the subject property can be found shortly on the left hand side backing onto the woods.

Tenure: Freehold (Vendors Solicitors to confirm)

Ref: JP/CYS260223

Council Tax Band: G (2026)

Viewing strictly by prior appointment.

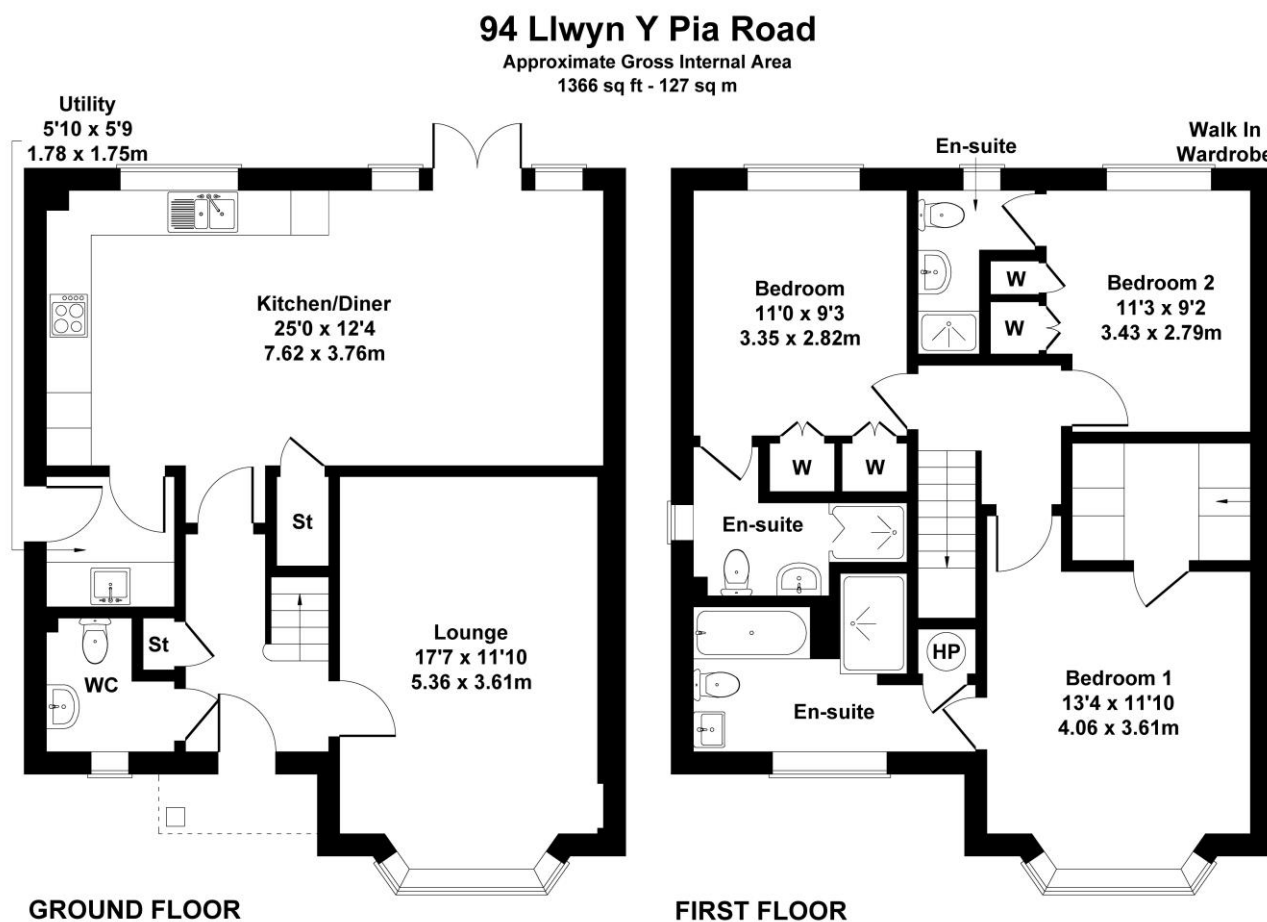
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94 Llwyn-y-Pia Road, Lisvane, Cardiff, CF14 0TX



The largest style beautifully appointed three bedroom detached property built by Redrow Homes circa 2021 therefore still having 5 years remaining on the NHBC warranty, it offering a wider plot than average with additional side garden, positioned on the first phase of the development in an enviable position backing onto natural woodland, and a relatively short walk to Lisvane/Thornhill Train Station, as well as Lisvane village with convenient store and the 'Black Griffin' public house and within the school catchment for Lisvane Primary School. Entrance hallway, cloakroom cupboard, cloakroom/WC, bay fronted lounge, a 25ft beautifully appointed kitchen/family room, utility room, 3 genuine double bedrooms all offering superb en-suite rooms, with an additional walk-in wardrobe to the principal bedroom. uPVC double glazed windows and doors throughout, gas central heating, fitted oven, hob and hood, integrated fridge and freezer and quality fitted wardrobes to all three bedrooms. Outside is partially enclosed to the front with long driveway to a detached garage set to the rear, landscaped rear and side garden with composite decking. EPC Rating: B

Guide Price: £580,000



Not to Scale. Produced by The Plan Portal 2026
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Entrance Hallway

Approached by a composite double glazed quality entrance door, quality light grey wood effect LVT flooring, radiator, storage cloakroom, easy rising staircase to first floor landing, further doors to lounge, kitchen diner and WC.

WC

Feature porthole style circular opaque window to the front, white suite comprising a close coupled push button WC, wall mounted ceramic wash hand basin with tiled splashback, continuation of the quality flooring, radiator.



Lounge 17'7" (5.36m) x 11'10" (3.61m) overall

Feature double glazed leaded bay window to the front with quality shutters, double radiator, multi-media points including TV and telephone.



Kitchen/Family Room 25'0" (7.62m) x 12'4" (3.76m).

Overlooking the enclosed rear garden and natural woodland beyond, a beautifully appointed kitchen fitted along two sides comprising of eye level units and base units with drawers, deep pan drawers and composite worktops over with matching upstand, inset 1.5 bowl sink with mixer tap and grooved drainer, fitted four burner gas hob with cooker hood above and matching splashback, fitted double electric oven, plumbing and space for dishwasher, integrated fridge and freezer, continuation of the quality flooring, under stairs storage cupboard, double radiator, TV point, ample space for dining table and chairs as well as sitting room area with French doors and further full height windows offering excellent light and aspect to the enclosed rear garden with natural woodland beyond.

Utility Room 5'9" (1.75m) x 5'7" (1.7m)

Continuation of the quality flooring, matching base units with inset sink within the composite worktop with matching upstand, plumbing and space for washing machine, space for tumble drier or dishwasher, wall mounted gas central heating boiler concealed behind a matching wall unit, quality double glazed composite door accessing the side drive.

First Floor Landing

Continuation of the spindle balustrade, radiator, loft access, doors to the three genuine double bedrooms.



Bedroom 1 13'4" (4.06m) x 11'10" (3.61m) overall

Square leaded double glazed bay window overlooking the front garden and Llwyn-y-Pia Road with quality window shutters, radiator, TV and telephone point, doors to a walk-in wardrobe and en-suite shower room.

Walk-in Wardrobe 8'0" (2.44m) x 5'3" (1.6m)

A superb facility offering opposing open wardrobes with shelving and hanging rails.



En Suite

A sizeable en suite with opaque window to the front, a modern white suite comprising a panelled bath with tiled splashback surround, wall mounted sunken wash hand basin with storage below and vanity mirror above, close coupled push button WC, walk-in large double shower with fixed glazed shower screen and further ceiling mounted rainfall style shower head with Mira thermostatic controls outside of the splash zone and fully wall tiled, shaver point, ceramic floor tiling, airing cupboard housing the hot water cylinder.



Bedroom 2 11'3" (3.43m) x 9'2" (2.79m) overall

Overlooking the rear garden and beautiful woodland beyond, radiator, built-in bedroom furniture comprising of a double and single wardrobes with hanging rails, drawers and shelving, door to . . .



En Suite Shower Room

Opaque window to the rear, a beautifully appointed suite comprising of a double shower with sliding glazed door, fully ceramic wall tiled with Mira thermostatic shower over, Sottini wall mounted ceramic sink with large vanity mirror above, close coupled push button WC, ceramic floor tiling, heated chrome towel rail, vanity cupboard, shaver point.



Bedroom 3 11'0" (3.35m) x 9'3" (2.82m)

Overlooking the rear garden and woodland area, radiator, built-in two double wardrobes with hanging rails and shelving, door to . . .



En Suite

Opaque window to the side, shower enclosure with bi-fold glazed door with Mira thermostatic shower over and ceramic wall tiling, a Sottini wall mounted wash hand basin with large vanity mirror, close coupled push button WC, heated chrome towel rail, ceramic floor tiling, vanity cupboard and shaver point.

Front Garden

Enclosed frontage with natural hedgerow and established plants, flowers and shrubbery, a paved path leads to the entrance door and attractive tiled entrance canopy, tarmacadam drive which widens towards the rear with parking for at least two cars and leads to the garage, EV charging point, security lighting.

Garage

Detached garage with gable fronted pitched roof, up-and-over partly glazed door, power and lighting.

