

BEAUFORT PARK
LISVANE VILLAGE

by

Edenstone Homes

Welcome

Beaufort Park, our exclusive new collection of just 23 bedroom private luxury detached homes, is set to become one of Lisvane's most prestigious addresses in what is undeniably Cardiff's most sought-after postcode.

Generously proportioned - with some homes spanning three floors - and exuding a timeless appeal and enduring quality, these superb and imposing luxury new homes occupy an unrivalled location in the heart of Lisvane village with a number enjoying frontage onto Lisvane Road in what is a highly regarded residential area.

Each home has been thoughtfully designed by our own in-house architectural team to produce exceptional interior layouts which represent the epitome of modern living, with traditional luxury features alongside the most desirable of modern must-haves including cinema rooms and family areas. Complemented by an abundance of natural light, creating light and bright rooms with plenty of opportunity to access and connect to the outside, homes at Beaufort Park offer a rare opportunity for luxury village living.



Top left: Parc Cefn Onn. Right: Wood carving, Mill Lane. Middle left to right: Lisvane sign / Llysfaen Primary School / Ty Mawr, restaurant and pub. Bottom left: The Black Griffin. Bottom middle: Walks around Coed Y Felin. Bottom right: St Denys Church.

Lisvane Living

Lisvane lies just 5 miles to the north of the vibrant Welsh Capital. With its beautiful rural surroundings, local amenities and catchment for good local schools, it remains one of Cardiff's most sought-after locations. With its own village shop, primary school, and a choice of pubs, as well as the parish church of St Deny's at its heart, Lisvane has retained its quintessential village feel.

Wander through the nationally renowned Cefn Onn Country Park, take a stroll around Lisvane Reservoir or explore one of the many country walks on your doorstep. For those looking to practice their swing, Llanishen Golf Club offers a beautifully maintained 18-hole course just a short drive away.

Beyond Lisvane

Close, but not too close, Cardiff city centre is Wales' leading shopping destination, offering a contemporary shopping experience with modern brands and established department stores, as well as Victorian arcades, featuring artisan traders and cafés full of character.

In Cardiff Bay, Mermaid Quay features a wide range of eateries and a vibrant nightlife. International sporting and concert venues throughout the city provide an abundance of entertainment options.

Step outside the city centre and there's a wealth of attractions to explore from nearby Roath Park, a grade one listed historic park with 30 acre lake to medieval Caerphilly Castle and the fairy tale Castell Coch, both a short drive away.



Top left: St Davids 2 Shopping. Top right: Caerphilly Castle / AONB - The Gower. Middle left to right: Cardiff Bay / Cardiff Castle / Shopping in Cardiff's Arcades
Bottom left: Roath Park and Lake. Bottom right: Penarth Pier, recently voted the best in the UK.

Beaufort Park

BEAUFORT PARK

LISVANE VILLAGE

PHASE 2



WOBURN

PLOT 10



SANDRINGHAM

PLOTS 7 & 16



BADMINTON

PLOTS 13, 14 & 18



HATFIELD

PLOTS 6, 8, 9, 15 & 17



BURGHLEY

PLOTS 11 & 12



BLenheim

THE SHOW HOME

EXISTING
HOUSING

BALMORAL CLOSE

PORTLAND PLACE



part of any contract. Final finishes, landscaping and detail will vary. All dimensions have been calculated to their maximum. Bedroom dimensions exclude ensuite and dressing areas. This information has been provided in good faith, however all layouts and measurements are approximate only. Some house types include areas of reduced headroom. Bathroom and kitchen layouts are indicative only and designs may change due to our process of continuous product development. Images used in marketing materials may be computer generated or photography of previous developments. Maps are not to scale. Travel times and distances are approximate only.

Your Home

Woburn

Four bedroom detached home with integrated double garage



Ground

KITCHEN

4.37m x 4.12m
14'4" x 13'6"

DINING

4.73m x 4.37m
15'6" x 14'4"

FAMILY

3.70m x 3.68m
12'1" x 12'0"

LOUNGE

5.70m x 4.05m
18'8" x 13'3"

First

BEDROOM 1

6.03m x 4.97m
19'9" x 16'3"

DRESSING

3.19m x 2.58m
10'5" x 8'5"

BEDROOM 2

4.39m x 4.37m
14'4" x 14'4"

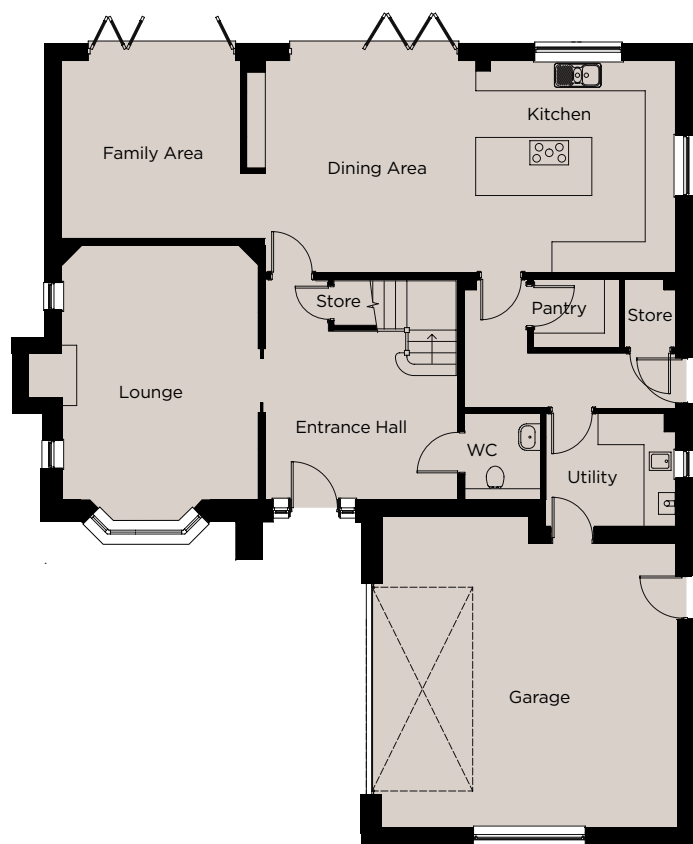
BEDROOM 3

4.32m x 4.03m
14'2" x 13'2"

BEDROOM 4

4.03m x 2.90m
13'2" x 9'6"

Ground



First



Sandringham

Four bedroom detached home with integrated double garage



Ground

KITCHEN

4.87m x 3.97m
15'11" x 13'0"

BREAKFAST

5.10m x 4.02m
16'8" x 13'2"

FAMILY

5.58m x 4.21m
18'3" x 13'9"

LOUNGE

5.26m x 4.27m
17'3" x 14'0"

DINING

4.50m x 3.10m
14'9" x 10'2"

First

BEDROOM 1

5.54m x 4.36m
18'2" x 14'3"

DRESSING

3.54m x 2.69m
11'7" x 8'10"

BEDROOM 2

4.74m x 5.93m
14'8" x 19'5"

Second

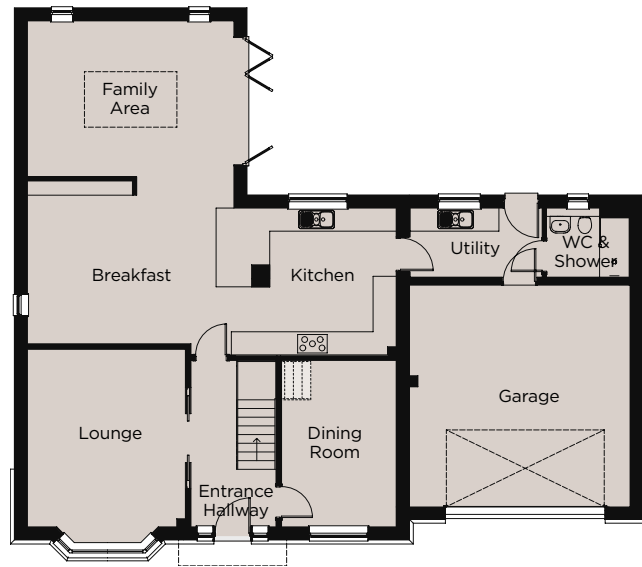
BEDROOM 3

4.73m x 3.14m
15'6" x 10'3"

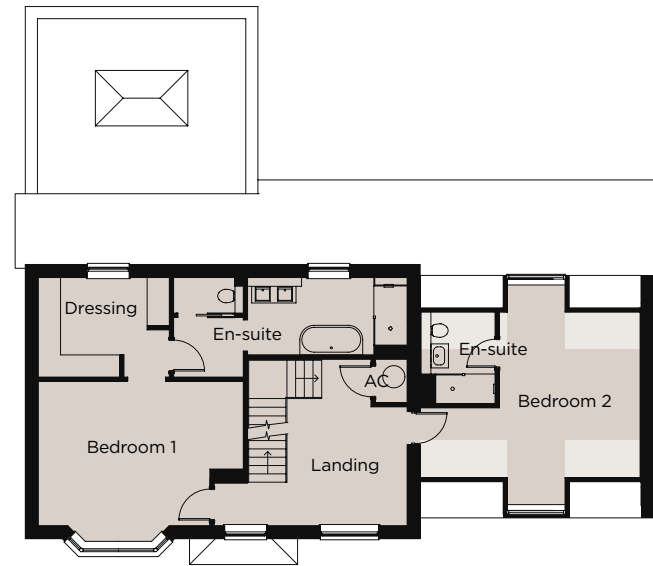
BEDROOM 4

4.73m x 2.90m
15'6" x 9'6"

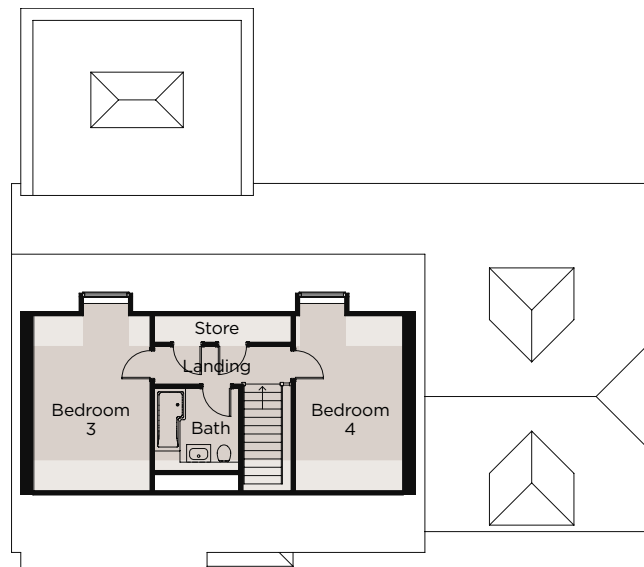
Ground



First



Second



Badminton

Five bedroom detached home with integrated double garage



Ground

KITCHEN

5.51m x 4.82m
18'0" x 15'9"

FAMILY

7.38m x 4.57m
24'2" x 15'0"

LOUNGE

6.71m x 4.05m
22'0" x 13'3"

First

BEDROOM 1

4.24m x 4.09m
13'10" x 13'4"

DRESSING

4.09m x 2.36m
13'4" x 7'9"

BEDROOM 2

6.03m x 3.81m
19'9" x 12'5"

BEDROOM 3

3.87m x 3.21m
12'8" x 10'6"

Second

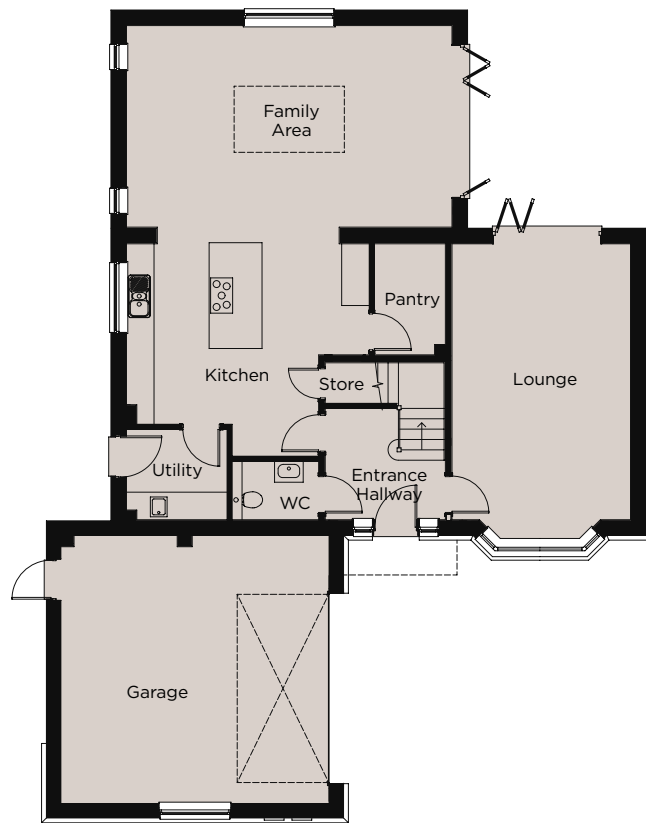
BEDROOM 4

4.28m x 4.09m
14'0" x 13'4"

BEDROOM 5

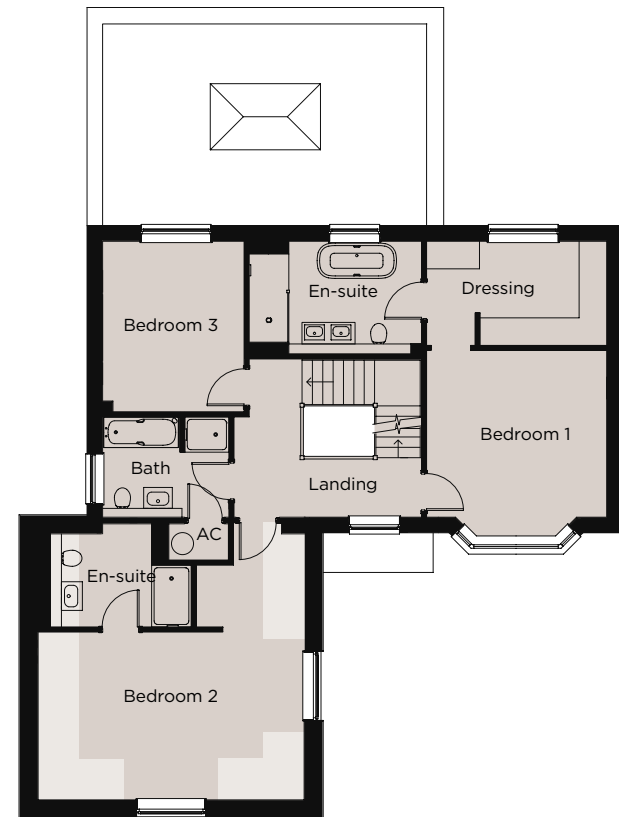
4.28m x 3.49m
14'0" x 11'5"

Ground



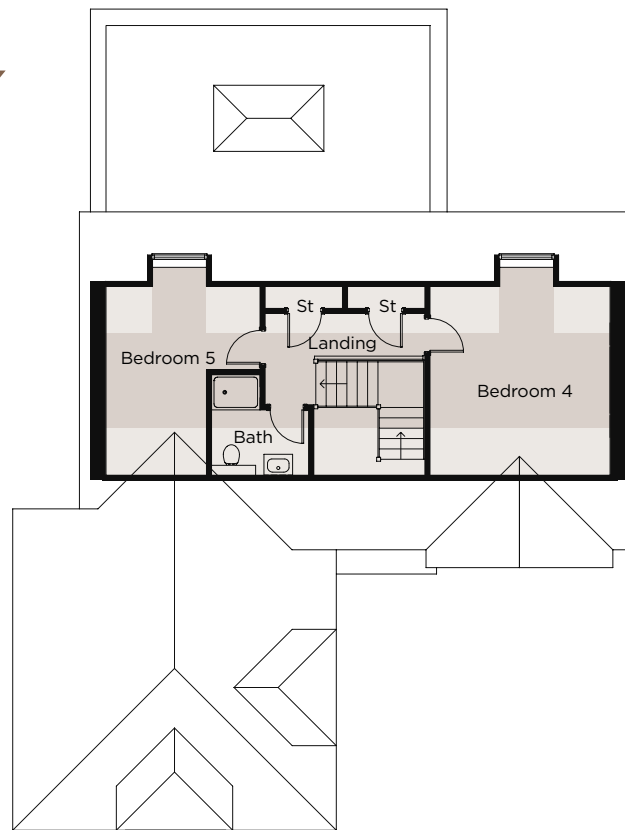
* window to plot 18 only

First



* window to plot 18 only

Second



Hatfield

Five bedroom detached family home with integrated double garage



Ground

KITCHEN

5.21m x 4.35m
17'1" x 14'3"

DINING

4.30m x 3.68m
14'1" x 12'1"

FAMILY

4.99m x 3.34m
16'4" x 10'11"

LOUNGE

5.46m x 4.12m
17'11" x 13'6"

First

BEDROOM 1

5.34m x 4.26m
17'6" x 14'0"

DRESSING

5.03m x 2.14m
16'6" x 7'0"

BEDROOM 2

4.26m x 3.25m
13'11" x 10'8"

BEDROOM 3

4.63m x 3.17m
15'2" x 10'5"

BEDROOM 4

3.57m x 3.17m
11'9" x 10'5"

Second

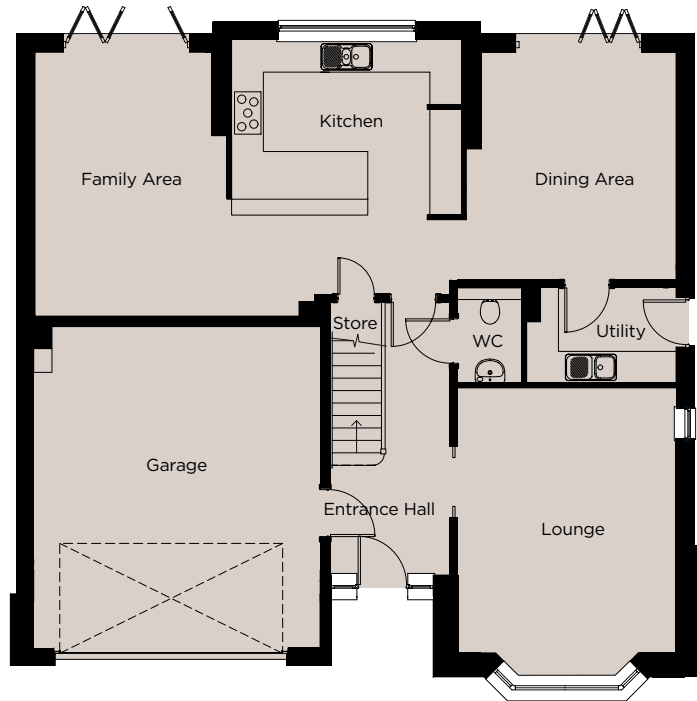
BEDROOM 5

4.04m x 2.79m
13'3" x 9'2"

FAMILY

5.32m x 4.63m
17'5" x 15'2"

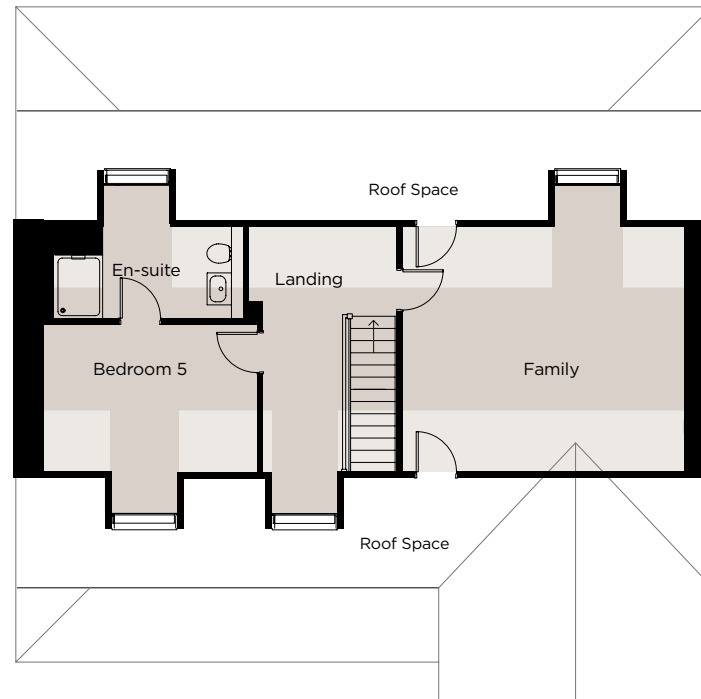
Ground



First



Second



Burghley

Four bedroom detached home with integrated double garage



Ground

KITCHEN

4.72m x 4.08m
15'5" x 13'4"

DINING

4.08m x 3.86m
13'4" x 12'7"

FAMILY

4.08m x 3.76m
13'4" x 12'4"

LOUNGE

5.86m x 4.12m
19'2" x 13'6"

STUDY

4.12m x 2.96m
13'6" x 9'8"

First

BEDROOM 1

6.04m x 3.98m
19'9" x 13'0"

DRESSING

4.56m x 2.05m
14'11" x 6'8"

BEDROOM 2

4.25m x 3.94m
13'11" x 12'11"

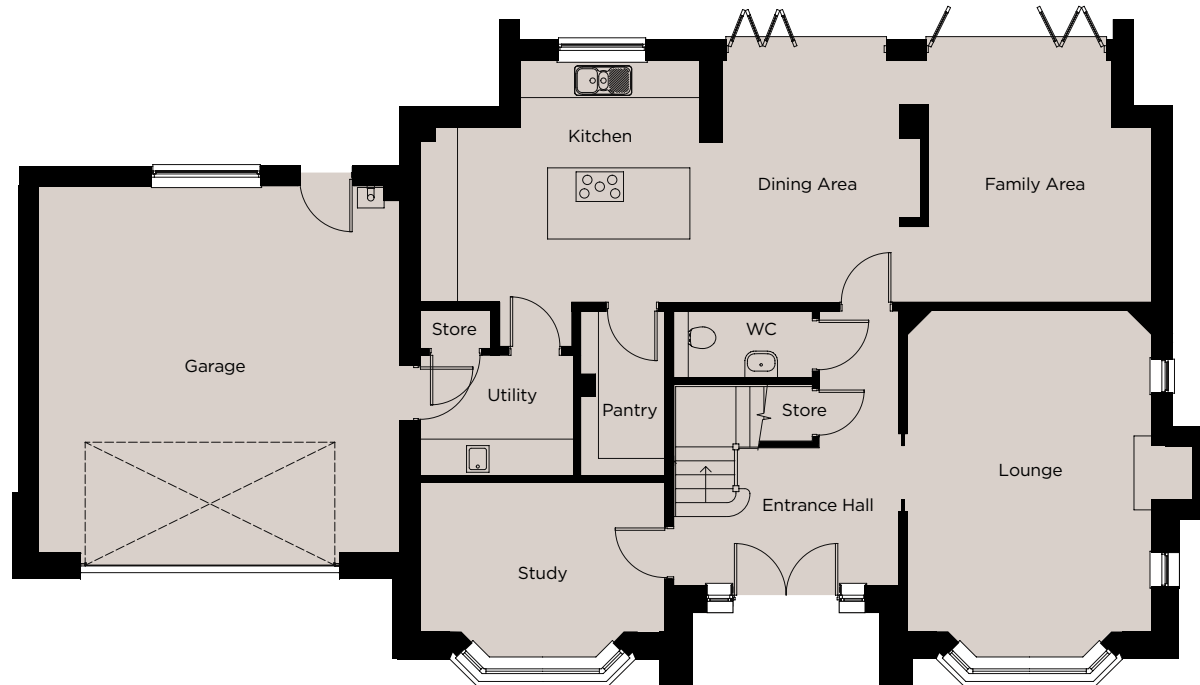
BEDROOM 3

4.16m x 3.16m
13'6" x 10'4"

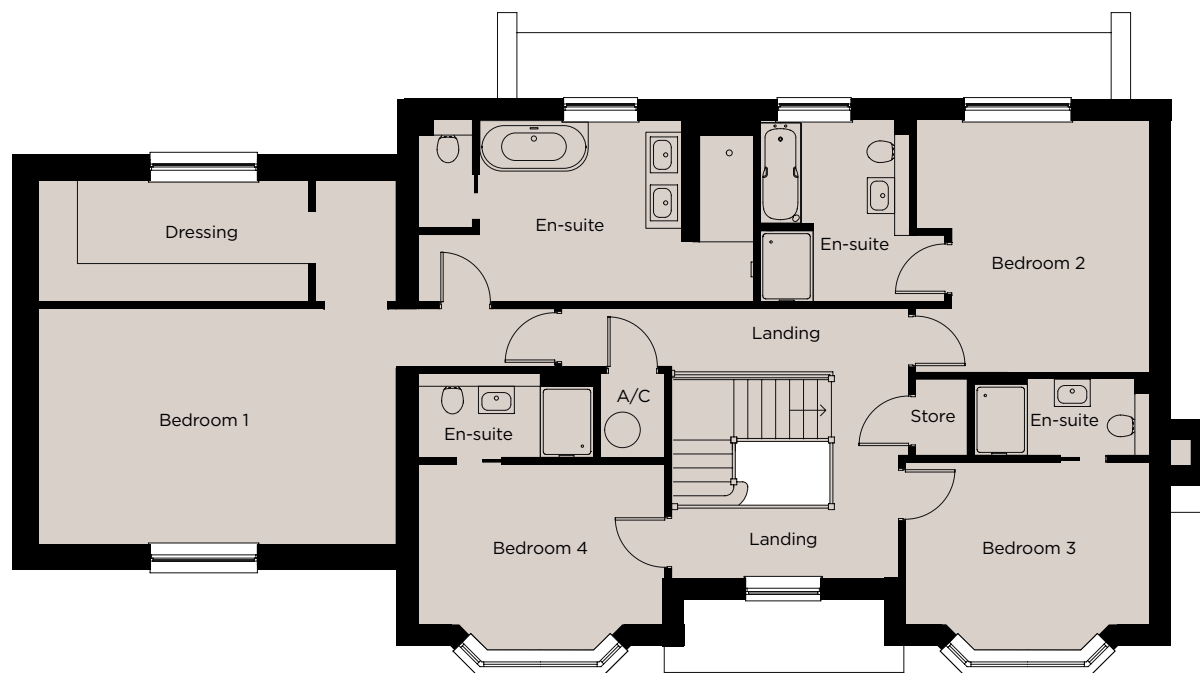
BEDROOM 4

4.12m x 3.20m
13'6" x 10'5"

Ground



First



*The
Show Home*

Blenheim

Five bedroom detached home with integrated triple garage



Ground

KITCHEN

5.12m x 4.27m
16'9" x 14'0"

DINING

4.67m x 4.23m
15'3" x 13'10"

FAMILY

5.12m x 4.17m
16'9" x 13'8"

LOUNGE

6.84m x 4.12m
22'5" x 13'6"

STUDY

4.12m x 3.02m
13'6" x 9'10"

First

BEDROOM 1

5.12m x 4.12m
16'9" x 13'6"

DRESSING

5.21m x 3.40m
17'1" x 11'1"

BEDROOM 2

5.71m x 3.53m
18'8" x 11'7"

BEDROOM 3

4.73m x 4.12m
15'6" x 13'6"

BEDROOM 4

4.39m x 4.12m
14'4" x 13'6"

Second

BEDROOM 5

5.60m x 2.87m
18'4" x 9'5"

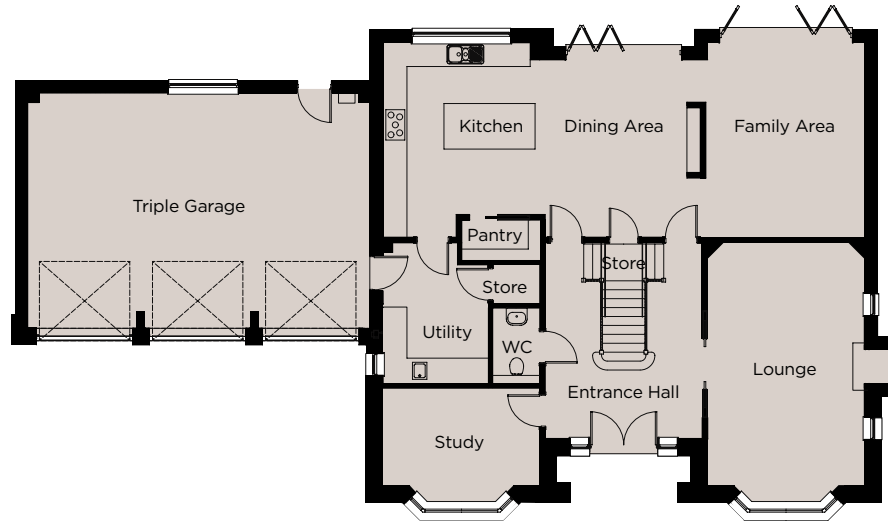
CINEMA

5.71m x 3.83m
18'8" x 12'6"

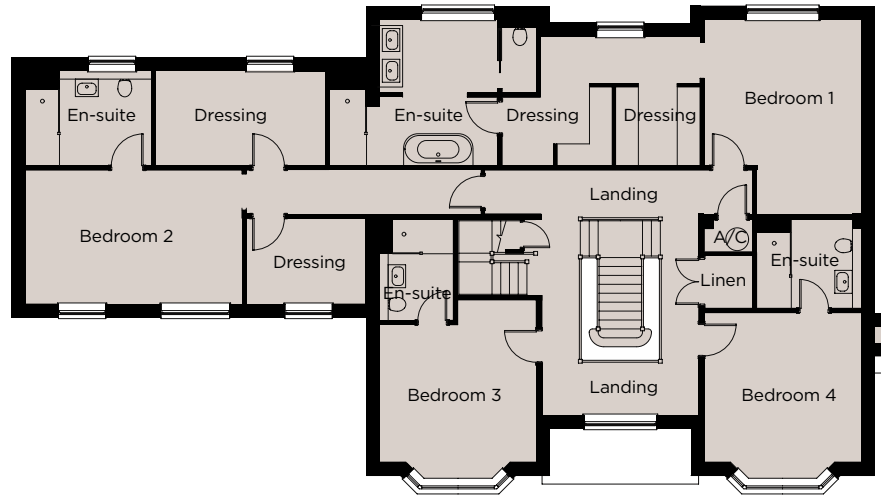
FAMILY

3.38m x 3.02m
11'1" x 10'2"

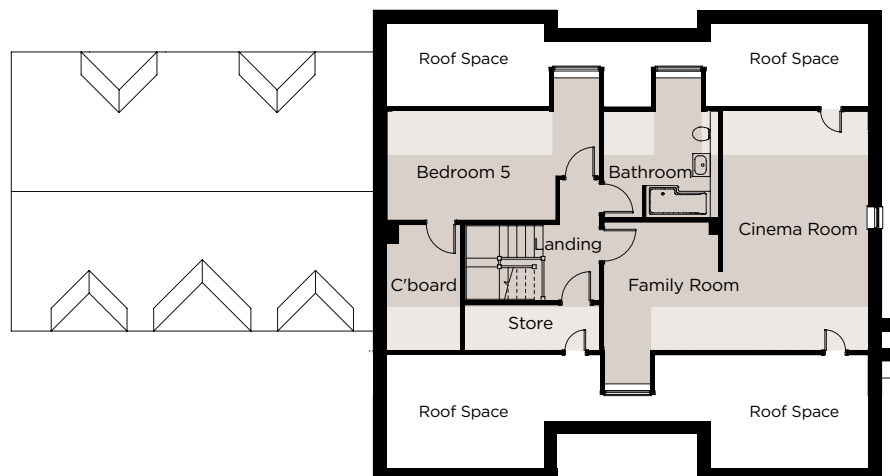
Ground



First



Second



Specification



The Finer Details

Beautifully designed and built to the highest standards, homes at Beaufort Park enjoy a premium specification throughout.

We aim to provide for all your home comforts from kitchens featuring premium appliances and unexpected flourishes, such as separate pantries, to luxurious bathrooms, walk-in showers and stylish vanity units.

Our friendly sales team will take you through all you need to know about the process of buying an Edenstone Home and will be delighted to provide a full specification for the home you have chosen.

We also offer each of our purchasers the opportunity to personalise their new home through a comprehensive range of upgrades to help make your home, your very own.

KITCHEN

Beautifully designed Sigma 3 MasterClass range of traditional and contemporary style kitchens

Choice of Sigma 3 MasterClass 20mm solid work surfaces and splashback - dependant on build stage

Fully integrated appliances featuring Siemens ovens & induction hob; dishwasher and full height fridge and freezer

Undercounter wine cooler

Separate pantries to some homes

BATHROOM/ENSUITES

Contemporary white sanitaryware from Tissino and double basin vanity units to bedroom 1 ensuite

Premium ceramic wall tiling from Porcelanosa

Chrome edged shower doors, screens and finishes

Chrome lever action mixer taps and choice of towel rail

Walk-in shower to bedroom 1 ensuite



The Finer Details

HEATING & ELECTRICS

Gas central heating system with energy efficient boiler and cylinder

Underfloor heating to ground floor with contemporary radiators to first/second floor

Smart home heating system

TV points fitted to the lounge, family area, bedroom 1 and bedroom 2

Phone points to the hallway, study and lounge

HEATING & ELECTRICS

USB points to kitchen, study and bedroom 1

Brushed steel electrical sockets and switches

Wiring for satellite TV from roof space

Video doorbell

Multi-fuel fire to lounge

GENERAL FINISHES

Fitted wardrobe to bedroom 1 / dressing area

Oak finish internal doors

Staircase with oak detail and stylish glass panelling

Landscaped front garden

Choice of timber effect plank flooring to kitchen, utility and cloakroom areas, bathroom and ensuites

NHBC 10-year Buildmark warranty



SIEMENS

TISSINO

PORCELANOSA

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Creating a better tomorrow, today



Our mission is to create communities, building beautiful, design-led homes set amongst open spaces in places where people want to live across South Wales and the South West of England.

By tailoring our approach to reflect the needs of every community, we help to create and enhance a better lifestyle for our customers, which makes us very proud and extremely motivated.

Martin Taylor
Chairman - Edenstone Group



BEAUFORT PARK
LISVANE VILLAGE

Edenstone Foundation



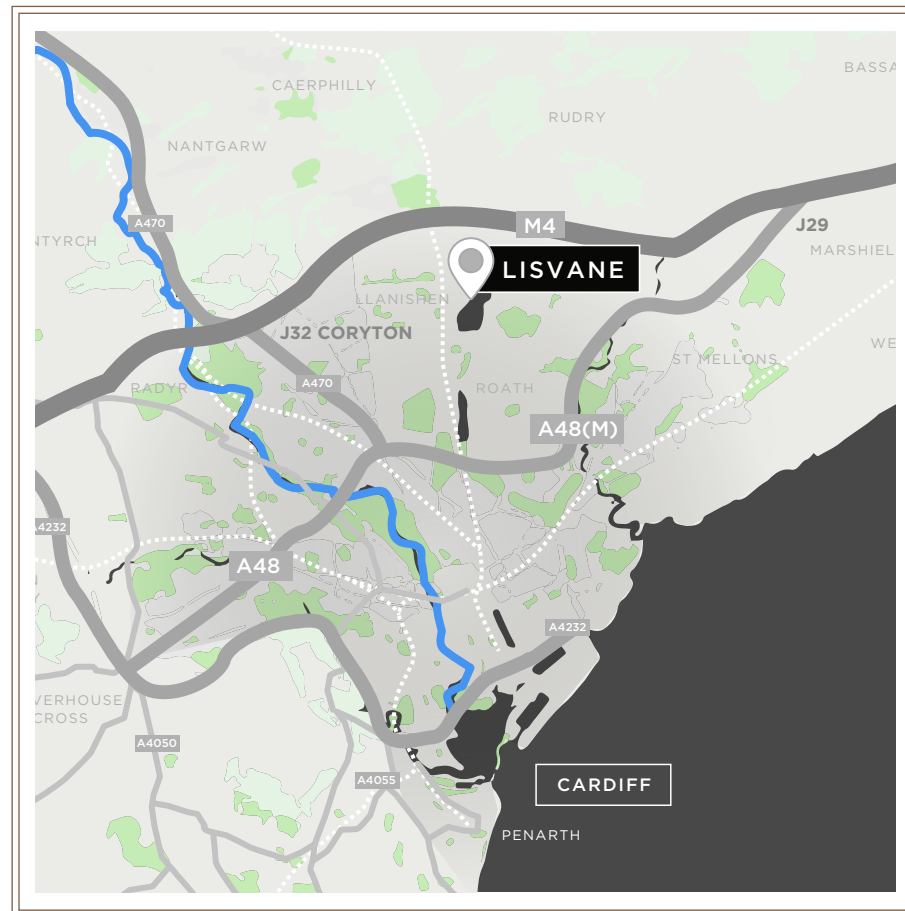
We believe in a shared sense of community. That's why every time Edenstone Homes sells a home we donate a portion of the proceeds to charity.

This donation is managed through the **Edenstone Foundation**
www.edenstonefoundation.com



BEAUFORT PARK
LISVANE VILLAGE

Discover



Beaufort Park has excellent transport links to the M4/A48 and regular train services into Cardiff from nearby Llanishen in around 15 minutes.

Lisvane Road, Lisvane
Cardiff CF14 0AU
02920 765837

BEAUFORT PARK
LISVANE VILLAGE



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