

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS


JeffreyRoss



HEOL Y DELYN

LISVANE



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**ENTRANCE FOYER**

2.27m x 1.94m (7'5" x 6'4")

**OPEN PLAN LIVING AREA**

5.61m x 5.84m (18'4" x 19'1")

**KITCHEN / DINING AREA**

8.07m x 5.13m (26'5" x 16'9")

**SECOND RECEPTION / HOME GYM**

5.60m x 5.45m (18'4" x 17'10")

**UTILITY ROOM**

2.39m x 1.59m (7'10" x 5'2")

**DOWNSTAIRS WC**

1.29m x 1.38m (4'2" x 4'6")

**TO THE FIRST FLOOR**

**MASTER BEDROOM**

5.68m x 4.87m (18'7" x 15'11")

**ENSUITE**

1.79m x 2.83m (5'10" x 9'3")

**WALK IN CLOSET**

2.12m x 2.44m (6'11" x 8'0")

**BEDROOM TWO**

3.78m x 3.29m (12'4" x 10'9")

**ENSUITE**

2.17m x 1.43m (7'1" x 4'8")

**WALK IN CLOSET**

**BEDROOM THREE**

3.15m x 3.91m (10'4" x 12'9")

**FAMILY BATHROOM**

2.06m x 1.71m (6'9" x 5'7")

**BEDROOM FOUR**

3.26m x 4.26m (10'8" x 13'11")

Currently used as a dressing room

**BEDROOM FIVE**

3.21m x 3.59m (10'6" x 11'9")

Currently used as a home office

**GARDEN**

Good size family garden to the rear that wraps around the property with hedge and fenced boarded with ease of access to car port, storage and driveway

**CAR PORT**

Covered parking, car charging port and access to two large storage areas, One of which holds the storage batteries for the Solar panels.

**DRIVEWAY**

Parking for several vehicle

**TENURE**

We are informed by the owners that the property is Freehold, this is to be confirmed by your legal advisor.

**COUNCIL TAX**

Band. - I

**ADDITIONAL INFORMATION**

Solar panels on the roof  
10 year warranty valid to 2030  
Energy efficient home  
Electric gates  
Underfloor heating to the ground floor.

“  
Fantastic family home located in the heart of Lisvane that benefits gated driveway parking, sola panels and warranty to 2030. An excellent example of an executive modern home in North Cardiff.  
”

Comments by - Mr Max Tustin





# HEOL Y DELYN

LISVANE, CF14 0SQ - £1,000,000

5 bedrooms 3 bathroom(s) 2714.96 sq ft

**\*\*NO CHAIN** - Nestled in the charming Church Road of Lisvane, Cardiff, this detached family home is a true gem waiting to be discovered. Boasting three reception rooms, five bedrooms, and three bathrooms, this new build property offers ample space for comfortable living.

Built in 2020 with a 10-year warranty, this purpose-built home exudes modernity and style. The property features a sleek design with a solar panels on the roof, showcasing its commitment to energy efficiency.

Convenience meets security with electric gated parking and a driveway, ensuring both ease of access and peace of mind. Additionally, the car port and storage space provide practical solutions for all your storage needs.

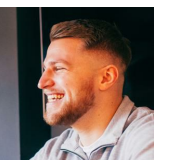
Imagine the possibilities this property holds for you and your family - from hosting gatherings in the spacious reception rooms to unwinding in the comfort of one of the five bedrooms. Don't miss the chance to make this house your home in the heart of Lisvane.

Take a closer look at the interactive virtual tour to get an appreciation of the quality this home offers.

## PROPERTY SPECIALIST

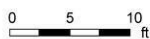
**Mr Max Tustin**  
max@jeffreycross.co.uk

Sales Negotiator



### Church Rd, Lisvane, CRF

Main Building: Total Interior Area 2715.95 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

