

Jeffrey Ross

A LETTINGS  
STYLISH SALES  
CARDIFF'S HOME FOR



HEOL Y DELYN  
LISVANE



## Heol-Y-Delyn, Lisvane, CRF

Main Building: Total Interior Area 1565.76 sq ft



0 4 8 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.

iGUIDE



This is a lovely home in the heart of Lisvane. The garden is lush, and green and full of plants, trees, flowers and colour! The large plot and lawn make it perfect for families with young children. The local schools are great, and you can be in the surrounding countryside in a matter of minutes. Book a viewing today, and call the office on 02920 499680 today!

Comments by - Mr Ollie Vincent



## HEOL Y DELYN

LISVANE, CF14 0SQ - ASKING PRICE - £625,000



4 Bedroom(s)



2 Bathroom(s)



1565.76 sq ft

Welcome to Heol-Y-Delyn, a deceptively large, 4-Bed detached house, located in the desirable area of Lisvane, Cardiff. This, delightful property, offers 2 generously sized Doubles and 2 generous singles, making it perfect for a growing family. The driveway, with parking for up to 5 cars, is a great addition to the integrated Garage.

The entrance porch leads through to the hallway, with original wood block flooring. Walk by the downstairs WC, and step into the bright, south-facing living room, featuring an impressive mantle & fireplace, creating a warm & inviting atmosphere.

Step through into the 2nd spacious & open reception room, currently configured as a lounge / Diner, which is part of the 2 storey extension, with double doors leading out to the garden & large windows looking out across the patio & lawn. The kitchen is well proportioned with views of the garden, space for a table & chairs, and a large pantry cupboard.

Upstairs, you will find 2 large, double bedrooms. The Large master with ensuite and fitted wardrobe. The second bedroom offers ample space with views across Cardiff. On a clear day you can even see the sea! The family bathroom is light and bright, featuring a shower over bath. There are 2 smaller Bedrooms, perfect for children or to use as a home office / study.

The garden is a perfect retreat, and is not overlooked at all. Complete with lawn, flowerbeds, and a generous patio for 'al fresco dining'.

There is an additional, sizeable lean-to, perfect for potting plants, extra garden storage or even for bikes!

On the other side of the property, there is useful side access with the addition of a bin storage area,

Heol-Y-Delyn is located in a fantastic school catchment area, making it an ideal choice for families. Its proximity to amenities & easy access to the motorway (M4) offer convenience for those commuting and connectivity to the rest of Cardiff. Call the office on 02920499680 and book a viewing today!

### PROPERTY SPECIALIST

Mr Ollie Vincent

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**Porch**

**Hallway**

**WC**  
1.83m x 0.84m (6 x 2'9")

**Living Room**  
4.60m x 4.50m (15'1 x 14'9")

**Kitchen**  
3.63m x 3.94m (11'11 x 12'11")

**Lounge / Diner**  
2.77m x 3.76m (9'1 x 12'4")

**Pantry**

**To The First Floor**

**Bedroom 1**  
3.00m x 2.59m (9'10 x 8'6")

**Bedroom 2**  
2.57m x 3.33m (8'5 x 10'11")

**Bedroom 3**  
3.10m x 5.44m (10'2 x 17'10")

**Bedroom 3 En suite**  
1.04m x 3.07m (3'5 x 10'1")

**Bedroom 4**  
3.66m x 4.04m (12 x 13'3")

**Garage**  
2.74m x 5.08m (9 x 16'8")

**Potting/ Bike shed**

**Family Bathroom**  
1.73m x 2.01m (5'8 x 6'7")

**Tenure**  
We are informed by our client that the property is Share of Freehold, this is to be confirmed by your legal advisor.

**Council Tax**  
BAND G

**Garden**  
Large, Private Rear Garden

**School Catchment**  
My English medium primary catchment area is Llysfaen Primary School (year 2023-24)

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My English medium secondary catchment area is Llanishen High School (year 2023-24)  
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My Welsh medium primary catchment area is Ysgol Y Wern (year 2023-24)  
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My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2023-24)  
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)



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





