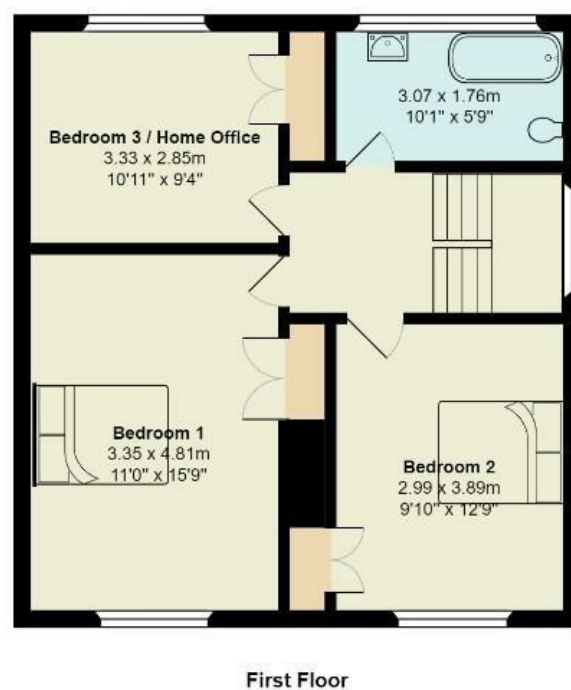
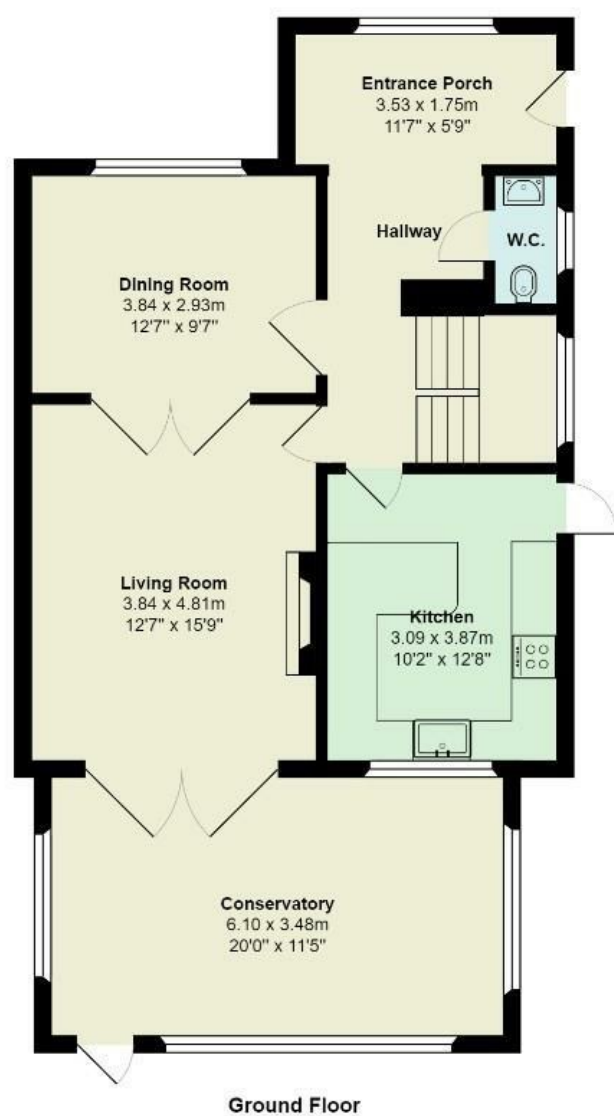


Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



PLAS-Y-DELYN
LISVANE



Plays Y Delyn, Lisvane

Total Area: 141.7 m² ... 1526 ft²

All measurements are approximate and for display purposes only



This is a lovely home in the heart of Lisvane. The garden is lush, and green and full of life. 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



PLAS-Y-DELYN
LISVANE, CF14 0SS - ASKING PRICE - £425,000

 3 Bedroom(s)  1 Bathroom(s)  1526.00 sq ft

Welcome to Plas-Y-Delyn, a charming semi-detached house located in the desirable area of Lisvane, Cardiff. This delightful property offers three generously sized bedrooms, making it perfect for a growing family or anyone in need of extra space. The driveway, with parking for up to 2 cars, is a great recent addition.

On arrival, you are greeted by an entrance porch leading through the hallway. on the left is the downstairs WC and on the right, step into the dining room with beautiful original parquet/woodblock flooring. Double doors open into the spacious living room, featuring an impressive mantle and fireplace, creating a warm and inviting atmosphere. The farmhouse style kitchen is equipped with solid wood worktops and all the usual integrations necessary features for preparing delicious meals.

Upstairs, you will find three large double bedrooms, with the first and second bedrooms offering ample space. The recently refurbished bathroom adds a touch of modern comfort to this traditional home. The large conservatory overlooks the lush garden, providing a tranquil space to enjoy your morning coffee or relax with a good book.

The garden is a perfect retreat, complete with a large lawn, fruit trees, a vegetable patch, and even a chicken coop. Imagine waking up to freshly laid eggs from your own garden - a truly idyllic lifestyle. The property also boasts a single garage, 2 patio / dining areas and loads of original features, including fitted wardrobes in all bedrooms, ensuring plenty of storage space for your belongings.

Plas-Y-Delyn is located in a fantastic school catchment area, making it an ideal choice for families. Its proximity to amenities and easy access to the motorway offer convenience and connectivity to the rest of Cardiff. Don't miss out on the opportunity to own this wonderful property in Lisvane. With its original features, spacious rooms, and picturesque garden, this house is ready to welcome you home. Book a viewing today!

PROPERTY SPECIALIST

Mr Ollie Vincent
ollie.vincent@jeffreygross.co.uk





Entrance Porch and Hallway
3.53 x 1.75 (11'6" x 5'8")

Dining Room
3.84 x 2.93 (12'7" x 9'7")

Living Room
3.84 x 4.81 (12'7" x 15'9")

Conservatory
6.10 x 3.48 (20'0" x 11'5")

Kitchen
3.09 x 3.87 (10'1" x 12'8")

To the First Floor

Bedroom 1
3.35 x 4.81 (10'11" x 15'9")

Bedroom 2
2.99 x 3.89 (9'9" x 12'9")

Bedroom 3
3.33 x 2.85 (10'11" x 9'4")

Bathroom
10.1 x 5.9 (33'1" x 19'4")

Garden
South Facing Garden

Driveway
Block paved driveway for 2 cars

Council Tax
BAND F

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

School Catchment
My English medium primary catchment area is

Llysfaen Primary School (year 2023-24)
Llysfaen Primary School (year 2024-25)

My English medium secondary catchment area is

Llanishen High School (year 2023-24)
Llanishen High School (year 2024-25)

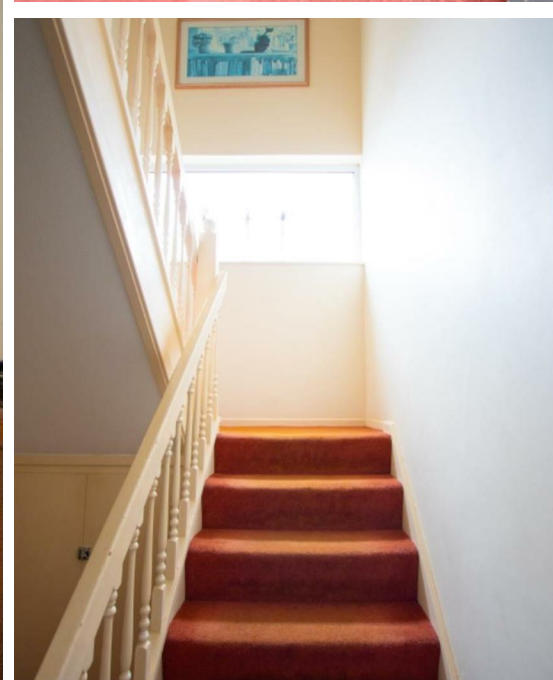
My Welsh medium primary catchment area is

Ysgol Y Wern (year 2023-24)
Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is

Ysgol Gyfun Gymraeg Glantaf (year 2023-24)
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

Additional Information
Off Road Parking
New Bathroom
Large Private Garden
Conservatory
Fruit Trees / Vegetable patches
Chick Coop



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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





