

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



PLAS-Y-DELYN
LISVANE



Plas Y Delyn, Lisvane, CRF

Main Building: Total Interior Area 1172.39 sq ft



Ground Floor



1st Floor





A rare opportunity to put your own stamp on this impressive and immaculate property in need of modernising. One of the rare few with the original kitchen.

Comments by - Mr Elliott Hooper-Nash



PLAS-Y-DELYN

LISVANE, CF14 0ST - ASKING PRICE - £410,000



3 Bedroom(s)



1 Bathroom(s)



1171.97 sq ft

Welcome to Plas-Y-Delyn, a charming semi-detached house located in the picturesque area of Lisvane, Cardiff. This property boasts two reception rooms, three bedrooms, and a bathroom, offering ample space for comfortable living. Although the house needs updating, it sits on a large plot with so much potential waiting to be unlocked. With 1,172 sq ft of space, there is plenty of room to transform this property into your dream home. The original kitchen adds character and provides a great opportunity for renovation to suit your personal style.

Imagine the possibilities that this property holds - from creating a modern, open-plan living space to designing a beautiful garden retreat. Plas-Y-Delyn is a canvas ready for your personal touch to turn it into a warm and inviting home for you and your family.

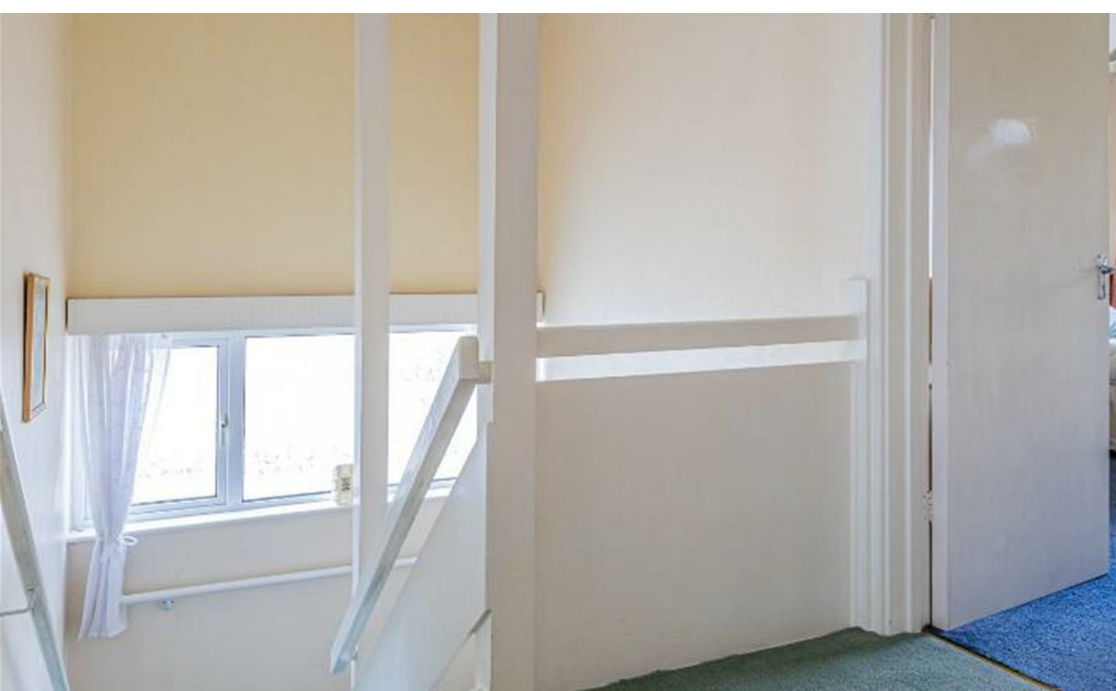
Don't miss out on the chance to own a property with such great potential in this sought-after location. Contact us today to arrange a viewing and start envisioning the future that awaits you at Plas-Y-Delyn.

Take a look at our interactive walk through tour for more detail.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
02920 499680
Elliott@jeffreygross.co.uk
Director





Entrance Hallway

Downstairs WC

1.84m x 0.90m (6'0" x 2'11")

Living Room

4.76m x 3.86m (15'7" x 12'7")
Sliding doors to Dining room

Dining Room

2.85m x 3.88m (9'4" x 12'8")

Kitchen / Diner

3.75m x 3.05m (12'3" x 10'0")

To the first floor

Master Bedroom

4.78m x 3.32m (15'8" x 10'10")

Bedroom Two

3.81m x 2.97m (12'5" x 9'8")

Bedroom Three

2.85m x 3.35m (9'4" x 10'11")

Bathroom

1.87m x 3.08m (6'1" x 10'1")

Gardens

Sheltered Area to garage

Sheltered side access to the garden and garage from the front.
Access to storage cupboard

Garage

6.20m x 2.89m (20'4" x 9'5")

Driveway Parking

Parking for several vehicles.

Tenure

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

Council Tax

Band - F

Additional Information

So much potential given the plot size and position on the road.
No chain
Vacant possession



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





