



£429,000

**Plas-y-Delyn,
Lisvane, Cardiff**

Nestled in a quiet cul-de-sac in one of Cardiff's most desirable suburbs, this lovingly maintained three-bedroom semi-detached home in Lisvane has been cherished by the same owner for an impressive 65 years.



1,307 sq.ft

For Sale

- No chain.
- Three well-sized double bedrooms on the first floor.
- Ample driveway parking.
- Large & private garden.
- Generous plot of 357m² with 1,307 sq ft of living space.

Property Description

Nestled in a quiet cul-de-sac in one of Cardiff's most desirable suburbs, this lovingly maintained three-bedroom semi-detached home in Lisvane has been cherished by the same owner for an impressive 65 years. Set on a large 357m² plot with 1,307 sq ft of internal living space, this property presents a rare opportunity to secure a spacious, well-kept home with huge potential in a sought-after family-friendly neighbourhood.

The beautifully landscaped side and rear gardens provide a private, peaceful retreat with a decked area for outdoor entertaining.

Inside, the ground floor features a welcoming porch leading into a spacious entrance hall, a convenient downstairs shower room, a bright dining room, and a large living room with doors opening to the garden. There is also a separate kitchen and a conservatory, which offers a lovely view of the garden.

Upstairs, you'll find three well-proportioned double bedrooms and a large family bathroom. The property offers plenty of scope for personalisation, making it ideal for families looking for space to grow.

Externally, there is a detached garage with power and plumbing, as well as a driveway offering ample parking. The large plot also provides potential for future extension, subject to planning.

Lisvane Primary School is just a short walk away, and the property is well-connected to local amenities, including shops, cafés, and outdoor spaces such as Lisvane and Llanishen Reservoirs. The popular Black Griffin pub is within easy walking distance, offering a great spot for dining and socialising.

Ground Floor

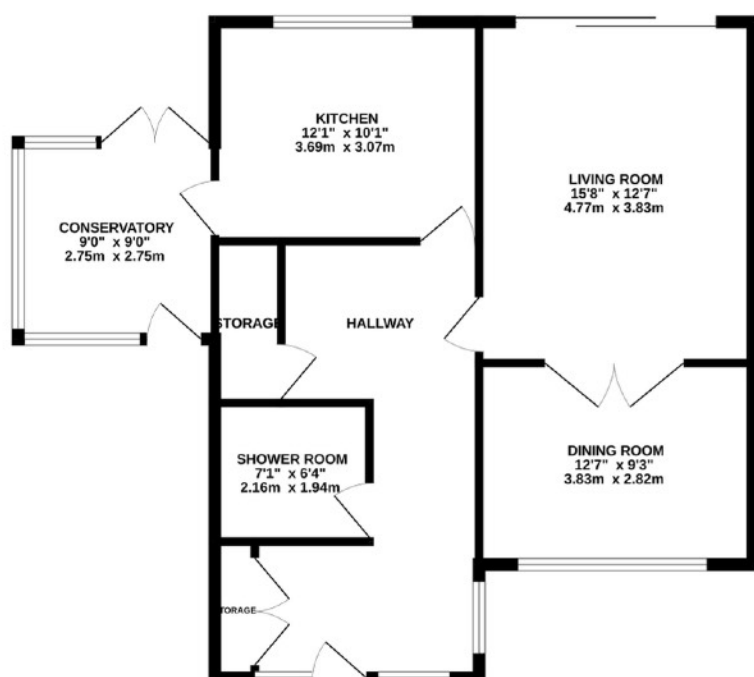
Hallway - 10'4" x 20'0"
Shower Room - 7'1" x 6'4"
Kitchen - 12'1" x 10'1"
Living Room - 12'7" x 15'8"
Dining Room - 12'7" x 9'3"
Conservatory - 9'0" x 9'0"

First Floor

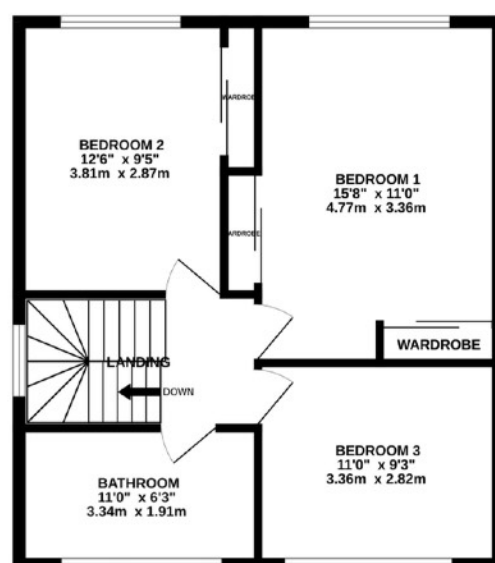
Landing - 11'0" x 6'2"
Bedroom 1 - 11'0" x 15'8"
Bedroom 2 - 9'5" x 12'6"
Bedroom 3 - 11'0" x 9'3"
Bathroom - 11'0" x 6'3"

Garage - 20'5" x 9'5"

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1307 sq.ft. (121.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority	<u>Cardiff</u>
Local authority reference number	32348000094000300
Council Tax band	F
Improvement indicator	Yes
With effect from	1 April 2005
Mixed-use property	No
Court code	None

Very low risk

Flooding from rivers

Risk less than 0.1% chance each year.

[More about very low risk from rivers](#)

Very low risk

Flooding from the sea

Risk less than 0.1% chance each year.

[More about very low risk from the sea](#)

Very low risk

Flooding from surface water and small watercourses

Risk less than 0.1% chance each year.

[More about very low risk from surface water and small watercourses](#)

This area

Does not benefit from flood defences.























For further information or to book a viewing please contact us on **02920 611 333**
or email us at **will@davidricketts.co.uk**