

# Heol Y Delyn

LISVANE, CARDIFF, CF14 0SR

**GUIDE PRICE £850,000**

**Hern &  
Crabtree**



# Heol Y Delyn

Viewings from Sat 25th. No Onward Chain. Built in 1968, this iconic 1970s architect-designed home stands proudly on one of Lisvane's most desirable residential roads. Striking in its design and proportions, the property offers over 3,000 sq ft of beautifully balanced accommodation that blends dramatic architectural form with light-filled family living, while offering excellent potential for further enhancement or personalisation.

Set behind an in-and-out driveway and surrounded by large, mature gardens, the house makes an immediate impression with its bold, design-led façade and distinctive geometry, a hallmark of its era. Inside, a remarkable vaulted balcony landing hall creates a striking first impression, setting the tone for the space and natural light that define the home throughout.

The ground floor offers a series of generous reception rooms, each designed to draw in light and provide views of the surrounding greenery. A conservatory extends the living space further, connecting seamlessly to the garden. The kitchen and adjoining breakfast room form a practical yet sociable hub, complemented by a useful utility room and access to the double garage. Upstairs, four spacious bedrooms, including a principal suite with balcony and en suite bathroom.

Outside, the landscaped gardens extend to both front and rear, offering mature planting, sweeping lawns, and a sun-drenched terrace, ideal for family life or entertaining. The in-and-out driveway provides ample parking and a grand sense of arrival.

Lisvane remains one of Cardiff's most sought-after suburbs, cherished for its village feel, open green spaces, and proximity to the city. Local amenities include a village shop, public house, and community hall, while nearby Llanishen offers supermarkets, cafés, and leisure facilities. Excellent schooling including Lisvane Primary, Llanishen High, and a range of independent options is close at hand, and Lisvane & Thornhill Station offers direct links to Cardiff Central.

- No Chain. Elegant detached family home in desirable Lisvane
- Fitted kitchen with Neff appliances and granite worktops
- Landscaped rear garden with terrace and mature borders
- Double garage with electric door and power
- Situated on one of Lisvane's most sought-after roads
- Three reception rooms plus conservatory
- Four bedrooms including en suite principal with balcony
- In-and-out driveway with ample parking
- Highly regarded local schools and transport links



3012.00 sq ft

### Porch

Entered via a double-glazed wooden door, the porch features tiled flooring, built-in storage cupboards with a letter hatch, and double-glazed windows to the front and side. A glazed internal door with matching obscure glazed side panel opens into the hallway.

### Entrance Hall

A striking vaulted ceiling and balcony landing create a sense of space and light. Stairs rise to the first floor, and doors lead off to the cloakroom, kitchen, and reception rooms. There are two radiators and an arched doorway leading to the dining room.

### Cloakroom

Fitted with a WC and wash hand basin set within a vanity unit, tiled walls, radiator, wood-effect laminate flooring, and an obscure single-glazed window to the side.

### Kitchen

Fitted with a range of wall and base units finished with granite worktops, one-and-a-half bowl stainless steel sink and drainer, integrated full-length Neff dishwasher, six-ring Neff gas hob with tiled splashback and extractor hood above, and integrated Neff double oven, grill, and microwave. A double-glazed window overlooks the rear garden, and the room opens into the breakfast area.

### Breakfast Room

Broken-plan to the kitchen, with a further double-glazed window to the rear aspect, built-in corner seating with space for a breakfast table, radiator, and matching wall and base units. A glazed door leads through to the utility room.

### Utility Room

Single-glazed wooden window to the side, double-glazed PVC door with obscure glazed window leading to the rear garden.

Floor-mounted boiler, one-bowl sink and drainer, base and wall storage units, and space for appliances. Finished with tiled flooring.

### Sitting Room

A comfortable reception room with double-glazed sliding patio doors opening to the rear garden, fitted bookcases and shelving, single-glazed internal window providing borrowed light from the conservatory, radiator, and a gas fireplace with wooden surround.

### Living Room

Double-glazed window to the front, glazed internal door and window to the conservatory, two radiators, and a gas fireplace with wooden surround. An archway connects to the dining room.

### Dining Room

Double-glazed window to the front aspect, radiator, and arched glazed doors returning to the entrance hall, creating a natural flow between the reception spaces.

### Conservatory

Accessed from the living room, with a quarter brick base, obscure PVC roof, double-glazed windows overlooking the rear garden, tiled flooring, radiator, power and lighting, and double-glazed French doors leading out to the terrace.

### First Floor Landing

Open, slatted staircase rises from the entrance hall to a galleried landing with glass balustrade, radiator, and airing cupboard housing the hot water tank with fitted shelving.

### Bedroom one

Double-glazed window to the rear and door leading to the balcony overlooking the garden. Fitted wardrobes, radiator, and door to en suite.

### En suite bathroom

Five-piece suite comprising WC, bidet, wash hand basin with vanity storage, bath with mixer tap, and separate shower quadrant with plumbed shower. Obscure double-glazed window to the side and a further double-glazed window to the rear. Illuminated mirror, radiator, and part-tiled walls.

### Bedroom Two

Double-glazed window to the front, fitted wardrobes, and radiator.  
Bedroom Three

### Bedroom Three

Double-glazed window to the rear with a door leading to the shared balcony (also accessed from Bedroom One), fitted wardrobes, and radiator.

### Bedroom Four

Double-glazed window to the front, fitted wardrobes, radiator, and loft access hatch.

### Shower Room

Obscure double-glazed window to the side, double shower quadrant with plumbed shower and glass screen, wash hand basin set within a vanity unit, heated towel rail, part-tiled walls, tiled flooring, and decorative PVC Aqua board.

### Separate WC

Obscure double-glazed window to the side, WC, bidet, and wash hand basin with vanity cupboard, radiator, tiled walls and flooring, and eaves storage. Access leads through to a boarded loft space with lighting.

### Outside

The front offers an in-and-out driveway with lawn, mature shrubs, and flower borders enclosed by low-rise hedging. Slate chippings and outside lighting enhance the approach. There is parking for several vehicles, and an additional side driveway with double gates offers access to the rear garden. The double garage features an electric

up-and-over door, power, light, and a side access door to the garden, along with single-glazed wooden windows providing natural light. The rear garden enjoys a raised paved patio area leading to a well-tended lawn with mature trees and flower borders. It benefits from outside lighting, a cold-water tap, and dual gated access to the front.

### Disclosure of Interest

This property is being sold by a family member of an employee of Hern & Crabtree.

### Disclaimer & Tenure

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Approx Gross Internal Area  
280 sq m / 3012 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 |         | 71                                                                                                            |
| (81-91) B                                   |         |                                                                                                               |
| (69-80) C                                   |         |                                                                                                               |
| (55-68) D                                   |         |                                                                                                               |
| (39-54) E                                   |         |                                                                                                               |
| (21-38) F                                   |         |                                                                                                               |
| (1-20) G                                    | 39      |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential                                                                             |
|-----------------------------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |                                                                                       |
| (92 plus) A                                                     |  |                         |                                                                                       |
| (81-91) B                                                       |  |                         |                                                                                       |
| (69-80) C                                                       |  |                         |                                                                                       |
| (55-68) D                                                       |  |                         |                                                                                       |
| (39-54) E                                                       |  |                         |                                                                                       |
| (21-38) F                                                       |  |                         |                                                                                       |
| (1-20) G                                                        |  |                         |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                                                                                       |
| England & Wales                                                 |  | EU Directive 2002/91/EC |  |



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