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10 Heol Y Delyn, Lisvane, Cardiff, CF14 0SQ

£489,950



A beautifully improved and extended larger style three bedroom semi-detached house, built in 1965 by Messrs M I Thomas (Builders) Limited, a private local developer, tastefully modernised by the current owners, and occupying a delightful position fronting wide and popular Heol Y Delyn, a well-respected residential road, walking distance to Lisvane Village Centre with its row of local shops, The charming Griffin Inn pub and restaurant, and the historic St Denys parish Church.

This very impressive home has had extensive improvements between 2019-2022, including a super-sized open plan kitchen, dining room and family room (19'10 x 16'10) which includes a stylish contemporary kitchen installed in 2021 with integrated appliances, Quartz granite work surfaces and a boiling hot water tap, a dining room with space for a table and chairs, and a bright family room inset with stylish lantern ceiling window with multiple spotlights, and stunning bi-folding double glazed which open onto a luxury sun terrace with landscaped gardens beyond, completed in 2023.

Further improvements include a stunning new family bathroom installed in 2022, new oak veneer panelled internal doors, (2019), gas heating with a new boiler (circa 2020), and a NEW ROOF completed in 2020.

The property also benefits LVT flooring, an intruder alarm, PVC double glazed windows, a new electric fob operated garage door (2020), a fully fitted new utility room (13'4 x 10'2) completed in 2021.

The well designed and versatile living space also includes a charming front lounge with a picture window, a very useful snug/home office, and three double sized bedrooms. With 1468 square feet of space, this superb home must be seen!

Within Lisvane there are two local railway stations, Llanishen Railway Station is within easy walking distance from Lisvane Road, whilst Lisvane Railway Station is just off Cherry Orchard Road, both connecting with Cardiff Queen Street and Cardiff Central Stations. The property is located only a short distance from Coed-y-Felin which comprises about 16 acres of semi ancient and mixed natural woodland in the heart of Lisvane, sandwiched between Heol Cefn Onn (the main entrance), Clos Llysfaen, Ivydale, Ridgeway and Millrace Close, with entrances in each.

The property is well placed with walking distance to the Treetops Play Group and Lisvane Nursery is 1 Mile away. Lisvane is one of the most desirable areas of North Cardiff. Facilities include a Pharmacy, a local village Shop, hairdressers, a community cabin library, a park and ride, a Generation Dyslexia School, a parish church, a scout hall and a community/village hall.

Lisvane cricket club is based at Polymath in nearby St Melons. Secondary schools locally include Corpus Christie Catholic high School on TY Draw Road and Llanishen High School on Heol Hir. There is also an active community association with 29 affiliated groups and the Panthers.

Ground Floor Entrance Porch

Open fronted porchway with outside light leading to....





Entrance Hall

Approached via a PVC part panelled front entrance door inset with small upper light glass windows leading to a stylish hallway with a spindle balustrade staircase, carpeted, LVT flooring, radiator with pretty casement cover, coved ceiling with spotlights. There is a very neatly concealed workstation desk space beneath the stairs fitted with shelving and workstation, deceptively private and ideal for working from home.

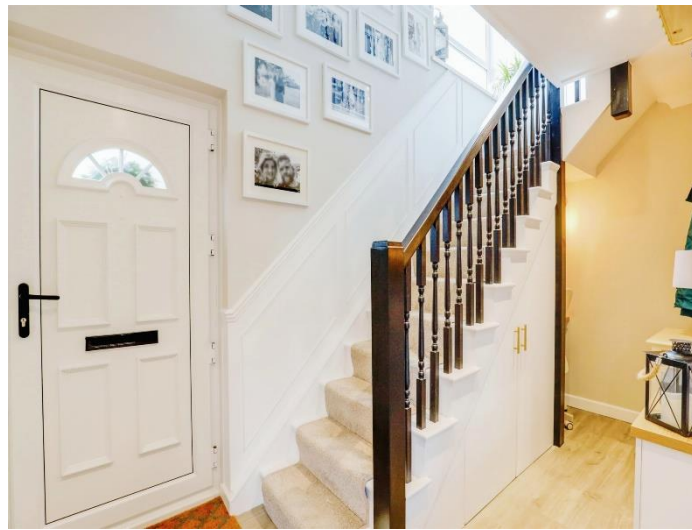
Downstairs Cloakroom

White suite comprising W.C., shaped corner pedestal wash hand basin with chrome mixer taps and pop-up waste, tiled flooring, obscure glass PVC double glazed window to front.

Front Lounge

13' 7" x 13' 9" (4.14m x 4.19m)

Approached independently from the entrance hall via a light oak glass panelled contemporary internal door leading to a bright main lounge with LVT flooring and large clear glass double glazed PVC picture window with outlooks on to Heol Y Delyn, coved ceiling, reproduction character fireplace with tiled hearth and living flame electric imitation log burner, square opening leading to.....



Kitchen And Dining/Family Room

19' 10" x 16' 10" (6.05m x 5.13m)

A stunning open plan social space combining a fully fitted newly installed modern kitchen leading on to an open plan dining room and separate family room equipped with double glazed aluminum composite bi-folding doors that open on to the truly impressive fully landscaped rear gardens. The kitchen area is fitted along four sides with an extensive range of both floor and eye level units, with panelled fronts and gold trim handles beneath quartz granite worktops, incorporating an AEG induction hob with quartz granite splashback and stainless-steel canopy style extractor hood with glass surround. Integrated sink with vegetable cleaner and chrome mixer taps, integrated wine cooler, integrated AEG dishwasher, doors and drawers with soft closing facility and custom made cutlery compartments, deep pan drawers, integrated floor to ceiling wine rack, integrated AEG combi oven and microwave, integrated AEG fan assisted electric oven, space for the housing of an American style fridge freezer, stylish continuous LVT flooring throughout, ceiling with spotlights, clear glass PVC double glazed window with a delightful outlook across the beautifully landscaped rear gardens, ample space for a large dining table and eight chairs, further family space for the housing of a two seater sofa, ceiling with stylish lantern ceiling window with multiple spotlights, contemporary modern stylish radiator, coved ceiling throughout.



Outer Hall

Approached independently from the kitchen via a sealed double glazed part panelled glass internal door, leading to a useful side hallway with PVC front door providing access to the main drive, further access to both the utility room and the snug/home office. Additional double glazed part panelled PVC outer door that opens directly on to the rear garden sun terrace.

Utility Room

13' 4" x 10' 2" (4.06m x 3.10m) Beautifully fitted along two sides with matching stylish contemporary panel fronted floor and eye level units and oak worktops incorporating a large white Blanco ceramic Belfast sink with chrome power jet mixer taps, space with plumbing for a washing machine, space for the housing of a tumble dryer, stylish tiled flooring, clear glass PVC double glazed window with a pleasing rear garden outlook, further PVC double glazed clear glass window overlooking the rear gardens and the private sun terrace. Housing space for an additional fridge freezer if required, two large storage units in a stylish design with shelving storage space and hanging space for coats etc.

Snug / Home Office

9' 10" x 8' (3.00m x 2.44m) A very useful and versatile room, independently approached from the outer hall, no window, but equipped with stylish continuous LVT flooring and electric power and light, internal oak contemporary courtesy door leading



First Floor Landing

Approached via a stylish carpeted spindle balustrade staircase leading to a half landing and main landing with part panelled walls beneath a dado rail, coved ceiling, large, patterned glass PVC double glazed window to side, access to roof space, useful built-in vanity full height cupboard.

Bedroom One

14' 3" x 9' 7" (4.34m x 2.92m)

Approached independently from the landing via a contemporary oak panel door and an entrance recess leading to a double size bedroom, inset with a white PVC double glazed window with a pleasing rear garden outlook, radiator, coved ceiling.

Bedroom Two

11' x 10' 9" (3.35m x 3.28m)

Approached independently from the landing via a contemporary oak panel door leading to a further double size bedroom currently being used as a dressing room and equipped with stylish full height fitted wardrobes along one wall. PVC double glazed picture window with outlooks across the front gardens and on to Heol Y Delyn, coved ceiling, radiator.



Bedroom Three

13' 3" x 10' (4.04m x 3.05m)

Approached independently from the landing via a contemporary oak panel door leading to a further double size third bedroom, equipped with an additional alcove recess space measuring 4' 2" width x 1 ft depth. White PVC double glazed tilt and turn window with a pleasing rear garden outlook, radiator, coved ceiling.

Bathroom

Stunning new contemporary white bathroom suite with part tiled walls and LVT flooring, comprising freestanding roll top bath with chrome mixer taps and chrome mixer shower fitment plus pop-up waste, mounted shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit, W.C. with concealed cistern and Geberit fittings, separate ceramic tiled shower cubicle with chrome shower unit including rainfall shower fitment and separate hand fitment, built-in vanity shelf, approached via a clear glass shower door. Ceiling with both spotlights and air ventilator, stylish vertical radiator/towel rail, obscure glass PVC double glazed window to front, approached from the landing independently via a contemporary oak panel door.



Outside Front Garden

Gently terraced, chiefly laid to lawn, sub-divided with borders of flowering shrubs and plants and edged to the front by a border of bark behind a small low boundary wall, miniature tree lined.

Entrance Drive

Off street concrete vehicular entrance drive leading to the garage.

Garage

12' 10" x 8' 2" (3.91m x 2.49m)

Approached from the entrance drive via an electric fob operated roller door leading to a former garage now secure storage with electric power and light and an internal courtesy door that opens into the snug/home office.

Rear Garden

A truly exceptional beautifully landscaped rear garden comprising two well-tended lawns gently terraced and approached via railway style sleeper steps, all beyond a large, paved sun patio area which comfortably accommodates a sofa table and outdoor sofa suite. There are strategic outside lights, and a water tap. The rear garden also houses both a detached summer house with veranda and a useful side store. The garden is edged with borders of shrubs and plants and enclosed by a combination of timber fencing and brick-built boundary walls to the rear to afford privacy and security.





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