



David Ricketts



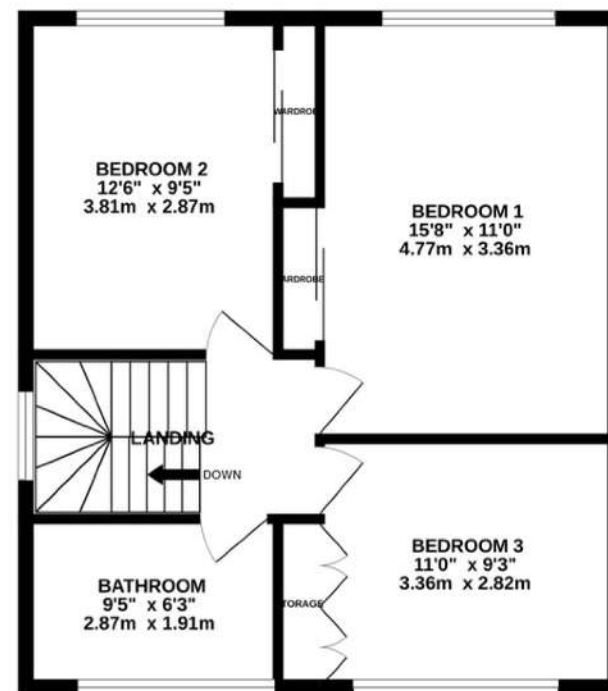
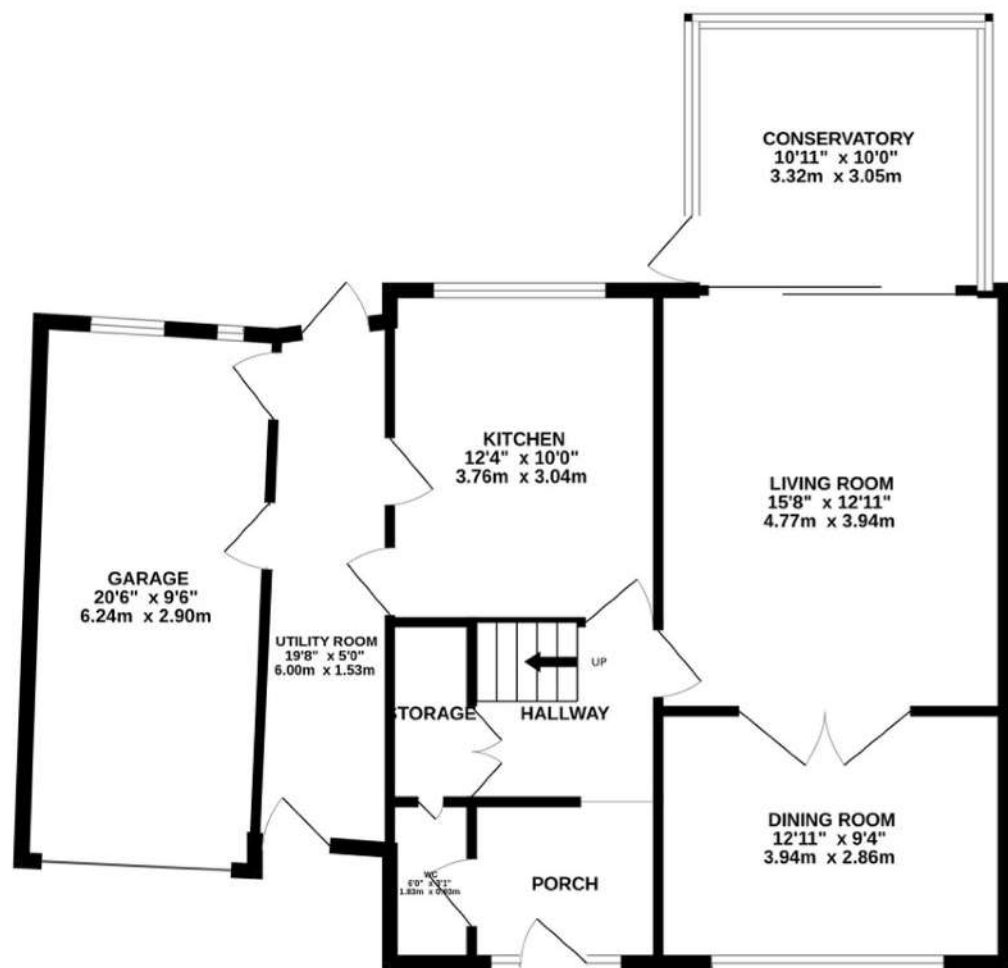
Plas-y-Delyn, Lisvane

£485,000

1,496 sq.ft

3 

1 



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Plas-y-Delyn, Lisvane, Cardiff, CF14 - £485,000



Situated within a quiet cul-de-sac in the highly sought-after area of Lisvane, Cardiff, is this beautifully presented three-bedroom semi-detached family home. Renovated and thoughtfully updated throughout, the property combines modern finishes with attractive character features and benefits from a particularly generous rear garden, garage and driveway parking.

The ground floor is approached via a welcoming entrance hallway featuring attractive herringbone parquet flooring, which continues into the dining room. The dining room is an impressive reception space, enhanced by decorative wall panelling and opening naturally into the living room, creating an excellent layout for both everyday family life and entertaining.

The living room is beautifully presented with further decorative wall panelling and provides direct access into the conservatory, allowing plenty of natural light and creating a pleasant connection with the rear garden. A modern fitted kitchen offers a clean contemporary finish with a range of fitted units and work surfaces, while a convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms, all presented in excellent modern condition, together with a stylishly appointed family bathroom.

A particular feature of the property is the exceptionally generous rear garden. Predominantly laid to lawn and surrounded by established trees, hedging and mature planting, it provides an attractive and private outdoor setting with plenty of space for families and entertaining. The property further benefits from a garage, driveway parking and a front garden.

Lisvane Primary School is just a short walk away, while a range of local shops, cafés and amenities are within easy reach. Lisvane and Llanishen Reservoirs provide excellent nearby outdoor space, and the popular Black Griffin pub is within easy walking distance for dining and socialising.

A beautifully presented family home offering stylish accommodation, impressive reception spaces and a superb rear garden in one of Cardiff's most desirable residential areas.

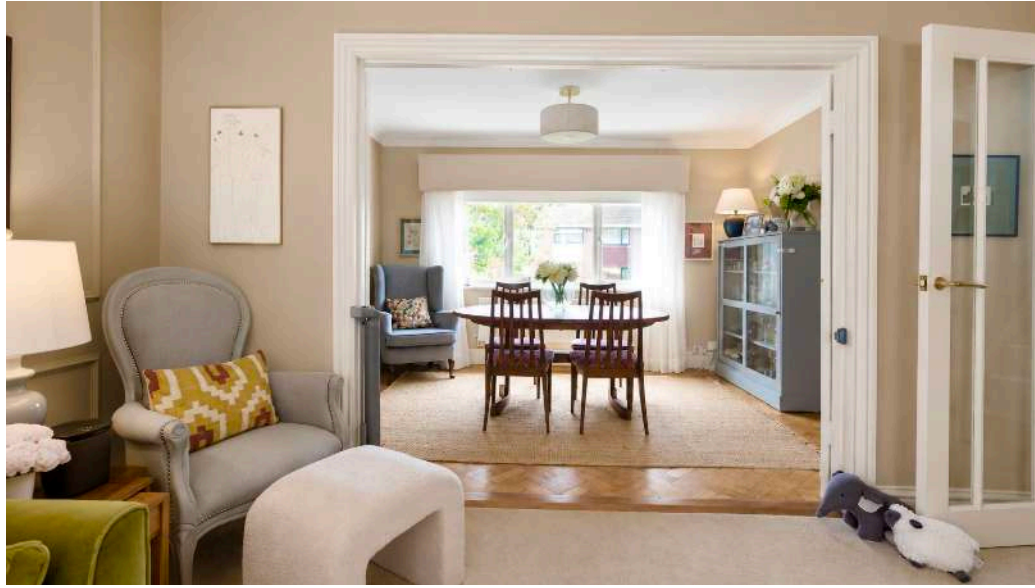
Ground Floor

WC – 7'1" x 6'4"
Kitchen – 12'4" x 10'0"
Living Room – 12'11" x 15'8"
Dining Room – 12'11" x 9'4"
Conservatory – 10'11" x 10'0"

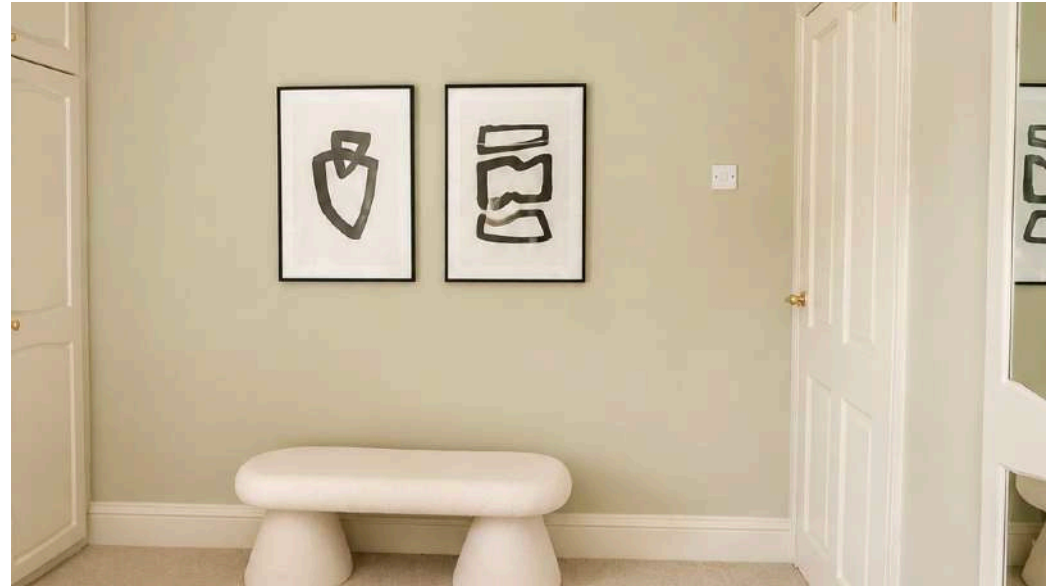
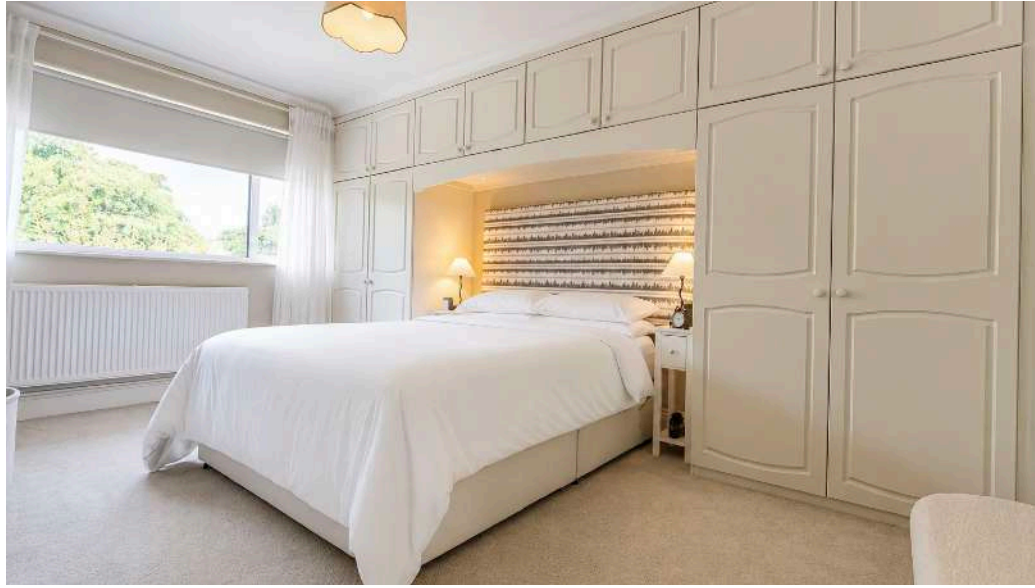
First Floor

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



















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