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Ael Y Bryn, 3 Heol Y Delyn, Lisvane, Cardiff, CF14 0SQ.

£600,000

 peter
alan

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Ael Y Bryn is a very impressive four double bedroom semi-detached double fronted family house, built circa 1930, extensively improved in recent years by the current owners to include a new slate roof (2017), new triple and double glazed high quality replacement PVC windows, many with the original stained glass uppers lights, fitted in 2018, re-wiring completed between 1994 being the rear two storey extension, and 2017 being the remaining original part of the house.

This large and well-designed property occupies a fine location with large and lovely private rear gardens, an in and out private front drive, and a detached garage. The property is located on highly favoured Heol Y Delyn, just a few minute's walk to both Lisvane Primary School, and Lisvane Village centre with its Historic Church (St Denys), a local small mini market serving everyday needs, and the popular Old Griffin Inn.

This substantial house provides 1583 square feet, with the benefits of many period features including wood block floors, original traditional panel internal doors with characteristic handles, high coved ceilings, and picture rails, and many imposing original period fireplaces.

The property also includes gas central heating with panel radiators and a new 7-year-old combi boiler (Ideal), a new water meter (2025), three gracious reception rooms, and two impressive white bathrooms, one being a contemporary modern shower room on the ground floor.

Special features are the in and out drive which provides easy access and ample space for private parking, and the stunning rear gardens which are totally level and fully enclosed for maximum privacy and security. A very spacious home in a highly regarded location. Must be seen! Lisvane 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 good access to the highly regarded Lisvane Primary School, and the very popular Thornhill Primary School, whilst within Lisvane there are Treetops Play Group and Lisvane Nursery. 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 Mellons. Secondary schools locally include Corpus Christie Catholic high School on TY Draw Road and Llanishen High School on Heol Hir.

Ground Floor Entrance Porch

Approached via a part panelled white PVC triple glazed front entrance door inset with the original stained glass leaded upper light window with further matching side screen windows opening into a useful front porch with original tile floor.

Entrance Reception Hall

20' 2" x 6' 5" (6.15m x 1.96m) Approached via an original part panelled front entrance door inset with original stained glass leaded upper light windows with matching side screen and overhead windows, opening into a central hall with wood block flooring throughout, useful cloaks hanging cupboard/pantry. Spindle balustrade staircase with wide under stair recess, high coved ceiling with picture rail, double radiator.





Front Lounge

14' 3" x 10' 7" (4.34m x 3.23m) Into a wide splayed bay with replacement PVC triple glazed windows with original stained glass upper leaded lights and outlooks across the wide frontage in and out drive. Wood block flooring, open fireplace with hearth and mantel, two further triple glazed PVC side windows also inset with the original stained glass leaded lights, high coved ceiling with picture rail and ceiling rose, shaped double bay radiator, original traditional four panel door with brass handle opening into the entrance hall.

Sitting Room

15' 5" x 10' 4" (4.70m x 3.15m) Approached independently from the entrance hall via an original traditional four panel door with brass door handles, leading to a relaxing sitting room inset with an original period fireplace fully operational with tiled hearth and surround, high ceiling with picture rail, wood block flooring, radiator, triple glazed PVC window with original stained glass upper leaded lights with outlooks onto the wide in and out frontage gardens and drive.

Dining Room

13' 10" x 9' 8" (4.22m x 2.95m) Approached from the sitting room via a square opening, also independently approached from the entrance hall via a white traditional style panel door, high ceiling with picture rail, double radiator, white PVC double glazed French doors with side screen windows with leaded lights and outlooks onto the large and lovely rear gardens.



Kitchen

13' 8" x 11' (4.17m x 3.35m) Approached independently from the entrance hall via a stable door fitted along two sides with a range of panel fronted floor and eye level units beneath round nosed laminate worktops, incorporating a stainless steel sink with mixer taps, integrated Indesit Schott Ceran four ring electric hob with concealed extractor hood, space with plumbing for a dishwasher, space with plumbing for a washing machine, walls part ceramic tiled, matching glass fronted eye level cabinet, double radiator, serving hatch to dining room, ample space for the housing of an American style fridge freezer, white PVC double glazed window with outlooks across the large and lovely private rear gardens, high ceiling with spotlights.

Downstairs Shower Room

10' 7" x 6' 3" (3.23m x 1.91m) Independently approached from the main entrance hall via an original traditional four panel door with brass period door handles leading to a remodelled white suite comprising double length contemporary walk in shower with shower tray, glass shower screen, floor to ceiling tiled surround and chrome fittings to include a waterfall fitment and a separate hand fitment. Wc with concealed cistern, mounted shaped wash hand basin with mixer taps, range of vanity units in contemporary grey with chrome handles along one wall. Replacement double glazed obscure glass window to side, original tiled flooring, high ceiling with spotlights and air ventilator, large chrome vertical towel rail/radiator, built out cupboard housing an Ideal gas fired central heating boiler.



Outer Porch

Approached independently from the kitchen via a white traditional style panel door useful outer porch constructed in white PVC with double glazing and with a further matching PVC outer door that opens onto the side drive, tiled flooring, internal light.

First Floor Landing

Approached via an original single flight spindle balustrade staircase leading to a half landing and a main landing, central and spacious inset with a triple glazed PVC front window with stained glass leaded original upper lights, radiator, high coved ceiling, picture rail, access to roof space. Originally the landing accommodated an extra bedroom, a wall was removed and has allowed the landing to have natural light from the front and to have wide feeling of space. Exposed pine flooring.

Master Bedroom One

15' 5" x 10' 5" (4.70m x 3.17m) Approached independently from the landing via an original traditional four panel door with brass handle leading to a double sized bedroom inset to the front with triple glazed PVC replacement windows with stained glass leaded upper lights and outlooks across and onto Heol Y Delyn, high ceiling with picture rail, two wide alcoves, tiled fireplace and hearth.



Bedroom Two

12' x 10' 8" (3.66m x 3.25m) Inset to the front with a triple glazed PVC window with original stained glass leaded upper lights and outlooks onto Heol Y Delyn, tiled fireplace and hearth, exposed pine flooring, picture rail, radiator, approached independently from the landing via an original traditional four panel door with brass door handle.

Bedroom Three

13' 9" x 9' 9" (4.19m x 2.97m) Approached independently from the landing via a white traditional style panel door leading to a further double sized bedroom with exposed pine flooring, radiator, and a replacement double glazed PVC window with outlooks across the large and lovely private rear gardens.

Bedroom Four

13' 9" x 11' 1" (4.19m x 3.38m) Approached independently from the landing via a white traditional style panel door leading to a further double sized bedroom inset with a replacement double glazed PVC window with an outlook across the large and lovely private rear gardens, double radiator, exposed pine flooring, high ceiling.

Family Bathroom

10' 6" x 6' 3" (3.20m x 1.91m) Approached independently from the landing via an original four panel traditional door leading to a white bathroom suite with retro style tiled walls and comprising cast iron panel bath with chrome grips and chrome taps, shaped mounted wash hand basin with chrome mixer taps, pop up waste and a built out vanity unit, slimline



wc, exposed pine flooring, radiator, high ceiling with spotlights, replacement PVC double glazed obscured glass window to side, shaver point, original built in bathroom cabinet, large built out linen cupboard with multiple shelving.

Outside In and Out Entrance Drive

Ael Y Bryn benefits from a very useful in and out entrance drive with decorative gates and dropped kerb access providing turning space to enter and exit the main drive. The driveway comprises mainly the front garden with some borders of shrubs and plants, all enclosed by mature hedgerow to afford natural screens of privacy along three sides.

Side Garden

Originally a stone finished driveway now pedestrian access only and leading to...

Garage

An extra-long garage, detached with pitched slate roof courtesy door and window, over 20ft long and finished in pebble dash render. Electric power and light.

Rear Garden

A special feature are the large and lovely private level rear gardens, laid to lawn beyond a paved sun terrace, fully enclosed along three sides by mature screens of hedgerow to afford full privacy and security. Outside power points.

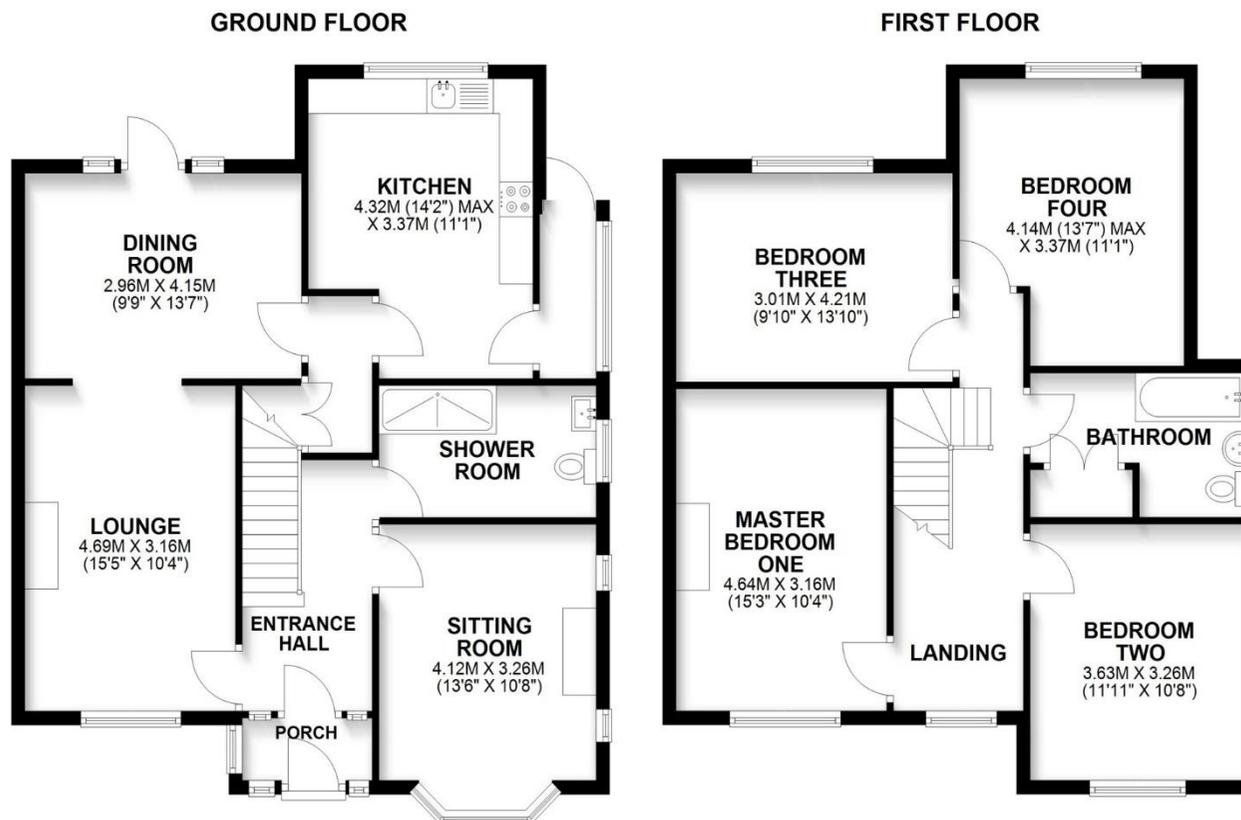






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