Kelvin Francis

6 bedroom family residence with over 4800 sq ft of accommodation and heated indoor swimming pool

68 Heol Y Delyn, Lisvane, Cardiff. CF14 0SR

www.kelvinfrancis.com

EPC Rating: Expected

Guide Price - £950,000







68 Heol Y Delyn

Approximate Gross Internal Area
4834 sq ft - 449 sq m

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.

Not to Scale. Produced by The Plan Portal 2026
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An exceptionally spacious modern detached family residence offering over 4,800 sq ft of family accommodation, enjoying a wide frontage to Heol y Delyn with an in-and-out driveway, a short walk to Lisvane village, Lisvane Primary and Nursery Schools and close to all local amenities. 19ft reception hall, cloakroom, 29ft lounge, French doors, 18ft sitting room, feature fireplace, 17ft garden room, French doors, 32ft fitted kitchen/family room, French doors, laundry room, 6 bedrooms, principal with en suite and dressing room, family bathroom and family shower room. uPVC double glazing, gas central heating, solar panels. 43ft indoor heated swimming pool room. Attractive rear garden with patio relaxation area. Double garage with electronic door. No chain. EPC Rating: Expected

Entrance Porch
Approached by twin double glazed doors with matching floor to ceiling side screens, leading onto a sheltered porch area, stone flooring.



Reception Hall 19'7" (5.97m) x 15'1" (4.6m)
Approached by fully glazed twin doors and matching side screens, leading onto an exceptionally large central hallway with full turning staircase to first floor, visible galleried landing, natural oak flooring, panelled radiator. Deep storage cupboard under stairs recess.

Cloakroom
Low level WC, vanity wash basin with cabinets below.



Dressing Room Area 10'0" (3.05m) x 7'2" (2.18m)
Range of fitted wardrobes along two sides with central dressing table and drawers, mirrored back, panelled radiator, marble tiled flooring.



En Suite Bathroom
A spacious en suite having tall vaulted ceiling, double glazed eaves height window, comprising low level WC, large double width shower cubicle with glazed shower screen panels, circular wash basin with matching display surface and oak cabinets below, free standing spa bath with hand held mixer shower, matching marble wall tiling with border, air extractor fan.



Bedroom 2 13'6" (4.11m) x 11'9" (3.58m)
Overlooking the front garden and entrance approach, panelled radiator.

Bedroom 3 11'10" (3.61m) x 11'7" (3.53m) overall
With double glazed door leading onto a large balcony area overlooking the front garden and enjoying wide views to the surrounding area, oak flooring, panelled radiator.

Bedroom 4 13'3" (4.04m) x 11'6" (3.51m)
Large picture window overlooking the entrance approach, panelled radiator.

Bedroom 5 13'3" (4.04m) x 11'3" (3.43m)
Aspect to the rear garden, panelled radiator.

Lounge 29'3" (8.92m) x 13'6" (4.11m)
Double glazed French doors with matching floor to ceiling side screens overlooking the front garden, an exceptionally spacious main reception, natural oak flooring, two radiators, twin doors returning to hall, double glazed French doors leading to the garden room.



Sitting Room 18'9" (5.72m) x 17'7" (5.36m) max
Large picture window overlooking the front garden, feature stone chimney breast with matching hearth, gas point, oak flooring, radiator.

Garden Room 17'0" (5.18m) x 7'8" (2.34m)
Double glazed twin French doors with matching floor to ceiling side screens overlooking the rear patio garden, twin glazed doors returning to kitchen/family room, connecting door to garage, connecting door to changing room.



Kitchen/Family Room 32'11" (10.03m) x 19'9" (6.02m)
Well appointed along three sides beneath lipped worktop surfaces, inset 1.5 bowl sinks with mixer tap, range of storage units with retractable roll tops, integrated dishwasher with matching front, integrated twin ovens, microwave, integrated coffee machine, feature island and breakfast bar with induction hob and circulating fan above, integrated fridge with matching front, integrated freezer with matching front, quality tiled flooring, opening to family area with ample space for dining table and settees, two sets of double glazed French doors with matching floor to ceiling side screens overlooking the rear garden, two panelled radiators, glazed twin doors returning to hall.



Family Bathroom
Low level WC, vanity wash basin with cabinet below, corner bath with spa, corner shower with glazed shower screen panels, tiled flooring, attractive ceramic wall tiling with border, chrome heated towel rail.

Second Floor
Approached by a spherical staircase leading onto a central landing area with double glazed window to front.



Bedroom 6 19'8" (5.99m) x 11'2" (3.4m) max
Enjoying views to the front and rear gardens, double panelled radiator, door to large walk-in attic store.

Family Shower Room
Low level WC, pedestal wash hand basin with mixer tap, shower cubicle with glazed shower screen panels, double panelled radiator, access to attic store, tiled flooring.

Front Garden
Having an in-and-out cobble style driveway with shaped hedges and shrubs and plants.

Double Garage 17'7" (5.36m) x 17'0" (5.18m)
With electronic door, power and lighting. Wall mounted Worcester gas central heating boiler.

Laundry Room 21'4" (6.5m) x 5'0" (1.52m)
Stainless steel sink and drainer, round nosed work surfaces with cabinets below, plumbed for automatic washing machine, double glazed window to side, access to roof storage, double glazed door leading to side path.

Changing/Plant Room 12'9" (3.89m) x 11'9" (3.58m)
Double glazed door to side, pool plant filter unit, Vaillant gas central heating boiler for the heated swimming pool, double glazed doors leading to the pool room.



Pool Room 43'0" (13.11m) x 16'6" (5.03m) approx
Indoor heated swimming pool with roll top cover, four sets of double glazed French doors with matching floor to ceiling side screens overlooking the garden.

Second Floor
Approached by a wide and easy rising full turning staircase with newel posts, leading onto a central landing area, natural oak flooring, large eaves height double glazed window to front, panelled radiator, spherical staircase leading to the 2nd floor.



Bedroom 1 13'7" (4.14m) x 10'11" (3.33m)
Overlooking the rear garden, natural oak flooring, panelled radiator, archway to . . .





Rear Garden
Area of shaped lawn having a circular central paved patio relaxation area ideal for eating al fresco, well stocked with evergreen shrubs and plants and bordered by shaped tall laurel hedges and trees. Outside lighting. Paved path to side leading to the front garden. Water tap to side. Ornamental gate.

Directions
Travelling from the village shops on Church Road with the ancient church on your right, take the next left into Heol y Delyn. Continue towards the far end and the property will be found on the right hand side.

Viewers Material Information:
1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.
2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from Cornerstone Finance, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.

Tenure: Freehold (Vendors Solicitor to confirm)

Ref: TF/CYS260283

Council Tax Band: I (2026)
This property, under the Property Council Tax Band List has an improvement indicator, which might result in a Council Tax Band change when the property is sold (www.voa.gov.uk).