




TYN Y BERLLAN
LISVANE







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LISVANE, CF14 0TS - ASKING PRICE £775,000

 5 bedroom(s)

 3 bathroom(s)

 2051.00 sq ft

Nestled in the desirable area of Lisvane, Cardiff, Tyn Y Berllan presents an exceptional opportunity to acquire a modern detached house that is immaculate throughout. Spanning an impressive 2,051 square feet, this property boasts five spacious bedrooms and three well-appointed bathrooms, making it ideal for families seeking comfort and style.

Upon entering, you will be greeted by three well proportioned reception rooms, perfect for entertaining guests or enjoying quiet family time. The newly fitted kitchen is a highlight of the home, offering a contemporary space for culinary creativity and family gatherings.

The property is the largest house type within the development, providing ample living space and a sense of grandeur. Its positioning is arguably the best on the estate, offering serene views over a beautifully landscaped garden that seamlessly blends into the surrounding woodland. This tranquil outdoor space is perfect for relaxation or outdoor activities.

For those with vehicles, the property includes parking for up to three cars, ensuring convenience for residents and visitors alike.

In summary, Tyn Y Berllan is not just a house; it is a home that combines modern living with natural beauty, making it a perfect choice for anyone looking to settle in a peaceful yet vibrant community. Do not miss the chance to make this stunning property your own.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash

Elliott@jeffreygross.co.uk


02920 499680

Director







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	89
England & Wales	EU Directive 2002/91/EC 	













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ENTRANCE HALLWAY

LIVING ROOM

4.53m x 3.69m (14'10" x 12'1")

DOWNSTAIRS WC

STORAGE CUPBOARD

INTERNAL ACCESS TO DOUBLE GARAGE

Currently used as a home gymnasium

STUDY / SECOND RECEPTIONS

3.18m x 4.33m (10'5" x 14'2")

Doors onto garden

KITCHEN / DINING ROOM

6.71m x 3.56m (22'0" x 11'8")

PLAY ROOM / SITTING AREA

3.42m x 7.5m (11'2" x 24'7")

UTILITY

TO THE FIRST FLOOR

MASTER BEDROOM

4.29m x 4.57m (14'0" x 14'11")

ENSUITE

1.98m x 1.83m (6'5" x 6'0")

BEDROOM TWO

3.25m x 4.01m (10'7" x 13'1")

ENSUITE

BEDROOM THREE

2.94m x 2.73m (9'7" x 8'11")

BEDROOM FOUR

3m x 2.73m (9'10" x 8'11")

FAMILY BATHROOM

BEDROOM FIVE

4.93m x 2.26m (16'2" x 7'4")

Ideal home office or guest bedroom.

GARDEN

Landscaped rear garden includes bbq and hottub areas. Low maintenance and beautifully presented. Side access to the front.

DRIVEWAY

Comfortable parking for 2-3 cars

TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

Band - G

SCHOOL CATCHMENT

My English medium primary catchment area is Llysfaen Primary School

My English medium secondary catchment area is Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

ADDITIONAL INFORMATION

New kitchen fitted in approx
Kitchen room extension in approx?
Garden Landacpaed in approx?
New boiler fitted recently.
EV charging point

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One of the largest styles on the development with arguably the best outlooks to the front and rear. One not to be missed.

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Comments by Mr Elliott Hooper-Nash



Tyn Y Berllan, Lisvane, CF14 0TS

Total Area: 2051 ft² ... 190.6 m²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross