CARDIFF'S HOME FOR

STYLISH SALES & LETTINGS

JeffreyRoss

Tyn Y Berllan, Lisvane, CF14 0TS

Total Area: 2051 ft² ... 190.6 m²

All measurements are approximate and for display purposes only

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

Comments by - Mr Elliott Hooper-Nash

TYN Y BERLLAN

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
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Director

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 fornt.

Driveway
Comfortbale parking for 2-3 cars

Tenure
We are informed by our client that the proeprty is Freehold, this is to be confirmed by your legal advsior.

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)

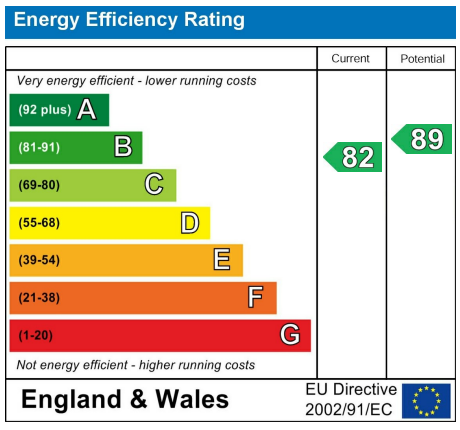
My Welsh medium primary catchment area is
Ysgol Y Wern (year 2024-25)

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

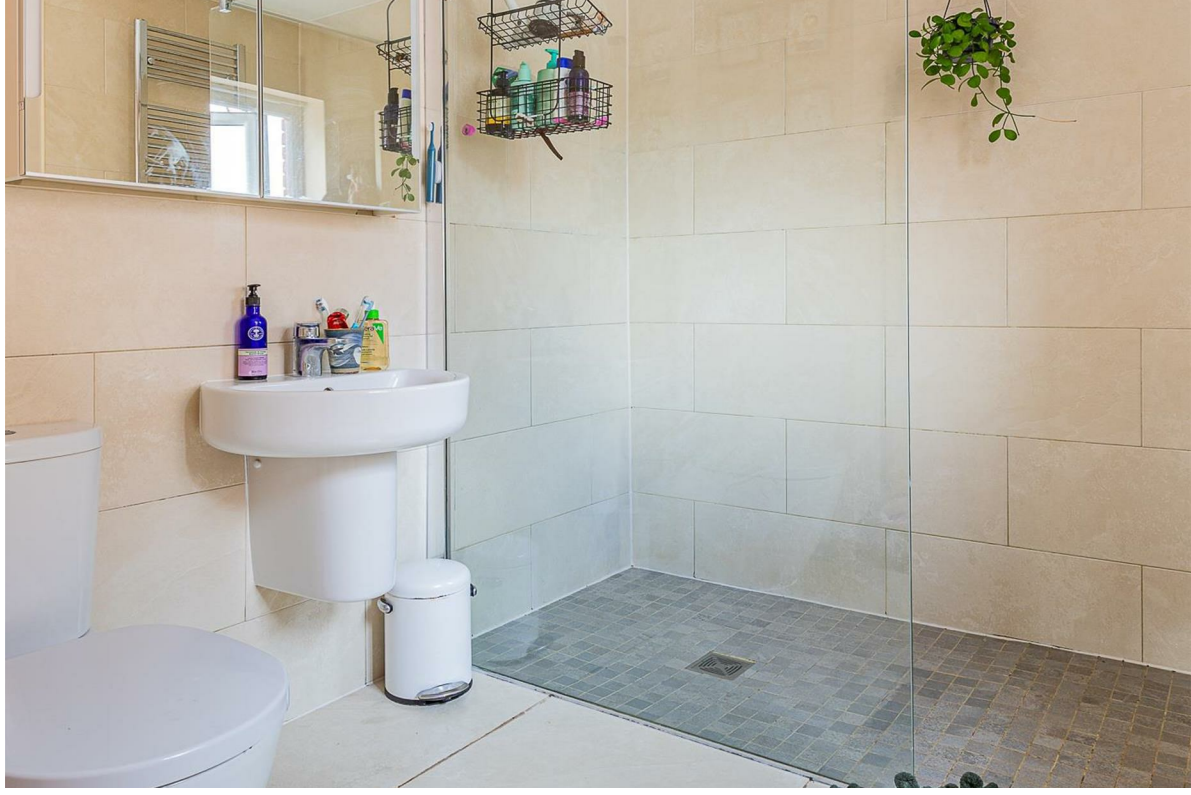
Additional Information
New kitchen fitted in approx
Kitchen room extension in apporx?
Garden Landacpaed in approx?
New boiler fitted recently.
EV charging point

Girls
GRETA GIANTS
LITTLE MISS GIGGLES
ANIMALS
Bright Stanley
and the Cave Monster

HUMANITY


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

CAUTION
Gocycle
PELOTON



GOAL!