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CARDIFF

VALE

CAERPHILLY

BRISTOL



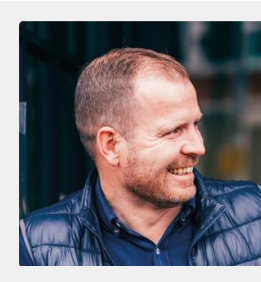
Tyn & Berllan

LISVANE



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



Property Specialist
Mr Elliott Hooper-Nash
Director

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Tyn Y Berllan, Lisvane, CF14 0TS

Total Area: 2051 ft² ... 190.6 m²

All measurements are approximate and for display purposes only

Has been a fantastic family home for us over the years with great neighbours as the children all get along with each other.

Comments by the Homeowner





Tyn Y Berllan

Lisvane, Cardiff, CF14 0TS

Asking Price

£750,000



5 Bedroom(s)



3 Bathroom(s)



2051.00 sq ft



Contact our
Llanishen Branch

02920 499680

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.



Entrance Hallway	Master bedroom 14'0" x 14'11" (4.29m x 4.57m)	Tenure
Living Room 14'10" x 12'1" (4.53m x 3.69m)	Ensuite 6'5" x 6'0" (1.98m x 1.83m)	We are informed by our client that the proeprty is Freehold, this is to be confirmed by your legal advsior.
Downstairs WC	Bedroom Two 10'7" x 13'1" (3.25m x 4.01m)	Council Tax
Storage Cupboard	Ensuite	Band - G
Internal access to double garage Currently used as a home gymnasium	Bedroom Three 9'7" x 8'11" (2.94m x 2.73m)	School Catchment
Study / Second Receptions 10'5" x 14'2" (3.18m x 4.33m) Doors onto garden	Bedroom Four 9'10" x 8'11" (3m x 2.73m)	My English medium primary catchment area is Llysfaen Primary School
Kitchen / Dining Room 22'0" x 11'8" (6.71m x 3.56m)	Family Bathroom	My English medium secondary catchment area is Llanishen High School (year 2024-25)
Play Room / Sitting area 11'2" x 24'7" (3.42m x 7.5m)	Bedroom Five 16'2" x 7'4" (4.93m x 2.26m) Ideal home office or guest bedroom.	My Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25)
Utility	Garden	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)
To the First Floor	Driveway Comfortbale parking for 2-3 cars	Additional Information
		New kitchen fitted in approx Kitchen room extension in apporx? Garden Landacpaed in apporx? New boiler fitted recently. EV charging point





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

