Ty Glas Avenue

LLANISHEN, CARDIFF, CF14 5DX

ASKING PRICE £350,000

Hern & Crabtree



Ty Glas Avenue

Situated on Ty Glas Avenue in the popular Cardiff suburb of Llanishen, this beautifully presented four-bedroom end-of-terrace home offers spacious, thoughtfully arranged accommodation across three floors, complemented by attractive interior detailing and a landscaped garden completed in April 2025.

The ground floor opens into a welcoming entrance hallway with wood-effect flooring, leading to a generous living room where tall windows bring in plenty of natural light. A feature media wall incorporates an electric fireplace, recessed shelving and space for a television, creating a comfortable setting for everyday living. The kitchen and dining room is equally inviting, with extensive fitted cabinetry, integrated appliances and a breakfast bar, while glazed doors open directly onto the garden. A downstairs cloakroom completes the ground floor.

The first floor accommodates three well-proportioned bedrooms, including a principal bedroom with its own en suite shower room, alongside a beautifully appointed family bathroom with a separate bath and walk-in shower. A staircase continues to the second floor, where a spacious fourth bedroom benefits from a loft conversion completed in accordance with Building Regulations, providing additional versatility for growing families.

Outside, the enclosed garden has been carefully landscaped with porcelain-style paving, artificial lawn and dedicated seating areas, offering a private and low-maintenance space for outdoor dining and relaxation. The property also benefits from off-road parking.

Llanishen is a well-established residential neighbourhood with an excellent range of local amenities. Llanishen Village offers independent shops, cafés and everyday conveniences, while Ty Glas Retail Park provides additional shopping facilities. Nearby Llanishen Reservoir and Parc Cefn Onn offer opportunities for walking and outdoor recreation, with Llanishen Leisure Centre providing further sporting facilities.











Approx 1398.00 sq ft

Council Tax Band: F

Entrance Hall
Two double glazed windows positioned within alcoves either side of the front entrance allow natural light into the hallway.

Accessed through a timber panelled entrance door, the hallway features wood effect laminate flooring and timber panelled internal doors, creating a consistent finish throughout the ground floor. Stairs rise to the first floor, while doors provide access to the lounge, kitchen and dining room, cloakroom and a useful storage cupboard.

Lounge
Three double glazed windows face the side of the property, including two impressive full height windows which bring natural light into the room.

Accessed through timber panelled double doors, the lounge is a generously proportioned reception room with wood effect laminate flooring and radiators.

A feature media wall provides a distinctive focal point, incorporating an electric fireplace, four recessed display alcoves with concealed lighting and a larger central recess designed to accommodate a television.

A further built in storage cupboard is positioned in one corner of the room, offering practical additional storage.

Kitchen and Dining Room
Double glazed sliding patio doors open directly onto the rear garden, complemented by two further double glazed windows overlooking the side of the property.

The kitchen and dining room is a bright and sociable space, with wood effect laminate flooring, recessed ceiling spotlights and a pendant light positioned above the breakfast bar.

The kitchen is arranged around a horseshoe shaped worktop, providing generous preparation space alongside a range of fitted wall and base units. Integrated appliances include an induction hob with extractor above, an oven, microwave, dishwasher and washing machine. A tall bank of cabinetry provides additional appliance housing and storage, while tiled splashbacks and a double bowl sink complete the kitchen.

The breakfast bar offers informal seating, while the adjoining dining area provides space for a table seating four, positioned beside the glazed doors overlooking the garden.

A radiator completes the room, with the sliding doors creating a convenient connection between the kitchen and outdoor seating areas.

Ground Floor Cloakroom
An obscure double glazed window faces the side of the property.

The cloakroom features recessed ceiling spotlights, a wash hand basin set within a vanity storage unit, WC, radiator and extractor fan. Access is provided through a timber panelled door.

First Floor Landing
The landing continues the property's timber detailing, with a wooden balustrade and decorative wall panelling extending alongside the staircase.

Further features include recessed ceiling lighting, a radiator with decorative timber covering and a useful storage area beneath the staircase leading to the fourth bedroom.

Timber panelled doors provide access to the three bedrooms and family bathroom.

Principal Bedroom
Two double glazed windows overlook the side of the property, allowing natural light into the room.

A comfortable double bedroom featuring a radiator, ceiling lighting and additional recessed spotlights. A door leads directly into the adjoining en suite shower room.

En Suite Shower Room
The en suite is fitted with a walk in shower enclosure featuring a rainfall showerhead and additional handheld shower attachment, with fully tiled walls within the shower area.

The remaining walls are partially tiled, complemented by a wash hand basin set within a vanity storage unit, WC and heated towel rail.

A fitted wall mirror with integrated LED lighting completes the room.

Bedroom Two
A double glazed window overlooks the side of the property.

A well proportioned bedroom featuring a radiator, decorative timber wall panelling and a recessed alcove with built in shelving, providing useful display and storage space.

Bedroom Three
A double glazed window overlooks the side of the property.

A further bedroom with a radiator, offering flexibility for use as a child's bedroom, guest accommodation or home office.

Family Bathroom
An obscure double glazed window faces the front of the property.

The family bathroom is fitted with a four piece suite comprising a separate bath, a walk in shower enclosure with rainfall and handheld shower attachments, a wash hand basin set within a vanity storage unit and a WC.

Further features include partially tiled walls, a heated towel rail and a fitted illuminated mirror with touch sensitive controls.

A recessed cupboard provides practical storage and houses the boiler, with additional timber shelving beneath.

Second Floor Landing
The staircase continues to the converted loft level, where a timber balustrade overlooks the stairwell.

The landing provides a useful area outside the loft room, alongside a built in storage cupboard and continued timber panelled detailing.

Bedroom Four
A double glazed rooflight overlooks the front of the property, bringing natural light into the fourth bedroom. The room features sloping ceilings, recessed ceiling spotlights and a radiator.

Front and Side Approach
A paved pathway leads towards the main entrance, bordered by lawned areas and enclosed by timber fencing, providing separation from the adjoining road.

The pathway continues around the side of the property, with gated access to the garden. A further wrought iron gate set within the timber fencing provides access towards the off road parking area.

Rear Garden
The enclosed rear garden was landscaped in April 2025, creating an attractive and practical outdoor space designed for easy maintenance and entertaining.

Sliding patio doors from the kitchen open onto a paved terrace, with a step leading down to an artificial lawn. A further paved seating area provides space for outdoor dining, complemented by an overhead garden structure.

The garden is enclosed by timber fencing, offering a good degree of privacy, while a low stone wall with decorative stone detailing adds interest to the terrace immediately outside the kitchen.

A paved pathway continues around the side of the property, providing gated access towards the front.

Parking
The property benefits from off road parking to the side, accessed through a gated entrance.

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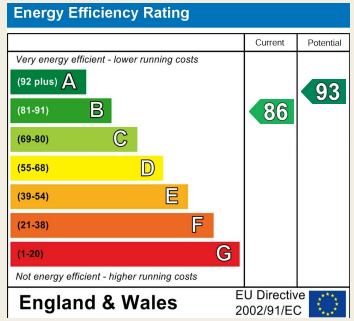



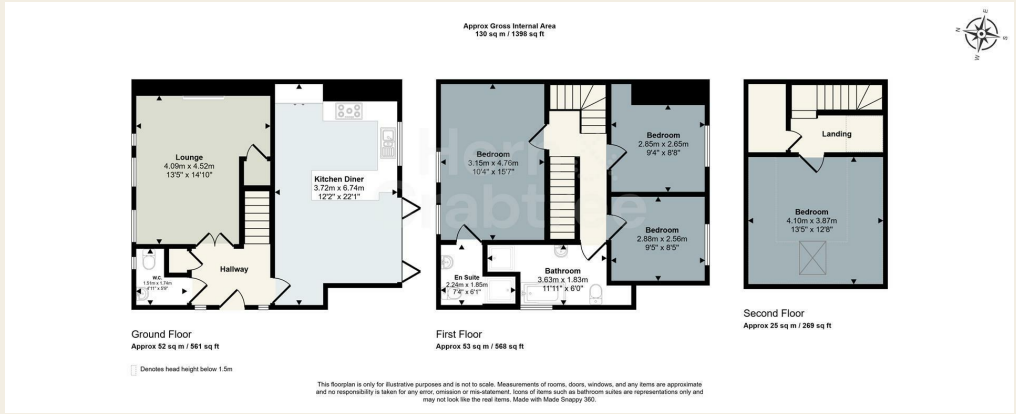



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