

Tyn Y Berllan

LISVANE, CARDIFF, CF14 0TS

£545,000

Hern &
Crabtree



Tyn Y Berllan

Set within a sought-after part of Lisvane, this beautifully presented three bedroom detached home has a light, welcoming interior, flexible ground floor accommodation and a well considered connection to the garden.

The entrance hall leads to two separate reception spaces, including a converted former garage now arranged as an office or games room, while the living room is given added character by a broad bay window. To the rear, the kitchen forms the practical heart of the house, with generous cabinetry, integrated appliances and glazed doors opening directly onto the garden. A separate utility room and ground floor WC complete this level.

Upstairs are three bedrooms, with the principal bedroom enjoying fitted wardrobes and its own shower room. A further bedroom includes a walk-in wardrobe, while the family bathroom is arranged with a bath and shower. Good storage is incorporated throughout the house. Outside, the rear garden combines a paved terrace with a sloping lawn, creating space for both outdoor dining and play. To the front is driveway parking for at least two cars together with an electric vehicle charging point.

Lisvane remains one of north Cardiff's most desirable residential areas, combining a village atmosphere with convenient access to the city. Local amenities, pubs, shops and community facilities are nearby, together with Lisvane and Llanishen Reservoirs, whose 110 acres of green and blue space provide walking trails and water activities. Lisvane and Thornhill railway station offers services towards Cardiff, while the area is served by a choice of established schools including Lisvane Primary and Llanishen High School.



Approx 1404.00 sq ft

Entrance Porch

A storm porch provides a sheltered approach to the property, with a timber entrance door opening into the hallway.

Entrance Hall

The entrance hall has tiled flooring, a radiator and staircase rising to the first floor. A useful storage cupboard is positioned beneath the stairs.

Office / Snug

Double-glazed windows face the front of the property and are complemented by fitted shutters.

Converted from the former garage, this versatile additional reception room is currently arranged as an office and games room, with recessed ceiling lighting and a radiator.

Living Room

A double-glazed bay window faces the front of the property. A well-proportioned reception room with a radiator.

Kitchen

Double-glazed windows and patio doors face the rear garden.

The tiled flooring continues through from the hallway, while recessed ceiling lighting and a radiator complete the room. The kitchen is fitted with a range of wall and base units, work surfaces and a stainless steel one-and-a-half bowl sink with drainer. Integrated appliances include a four-ring gas hob, dishwasher, oven and separate combination oven/grill.

Utility Room

A partially glazed uPVC door opens directly onto the rear garden.

The utility room has recessed ceiling lighting, wall and base units, laminate work surfaces and a stainless steel sink with drainer. There is space and plumbing for a washing machine and tumble dryer, together with a radiator.

Cloakroom / WC

An obscured double-glazed window faces the rear. Fitted with a WC and wash basin, together with tiled flooring and a radiator.

First Floor Landing

The landing has timber balustrading, access to the loft and a large storage cupboard.

Bedroom One

A double-glazed bay window faces the front.

The principal bedroom includes fitted wardrobes and a radiator, with access to a private en suite shower room.

En Suite

An obscured double-glazed window faces the side.

The en suite has recessed ceiling lighting and comprises a shower enclosure, WC, wash basin and heated towel rail.

Bedroom Two

A double-glazed window faces the rear.

The room is finished with a radiator.

Bedroom Three

Double-glazed windows provide natural light to the room.

The bedroom has a radiator and the benefit of a walk-in wardrobe with recessed lighting, offering useful storage and potential for alternative use subject to any necessary consents.

Bathroom

An obscured double-glazed window faces the front.

The bathroom is fitted with a bath and shower, WC, wash basin and heated towel rail. Tiling continues to approximately waist height and across the floor. A large storage cupboard also houses the boiler.

Front

A driveway provides parking for at least two cars and includes an electric vehicle charging point. A small lawned area sits to the front with low hedging towards the road. An outside cold water tap is also provided.

Rear Garden

Immediately behind the house is a paved seating area, beyond which the garden rises into a lawn. Brick walling forms the boundary to one side and rear, with timber fencing to the opposite side.

A timber gate provides access towards the side road, while further features include an outside cold water tap, external power points and a timber storage shed.

Disclaimer

Council Tax Band: F

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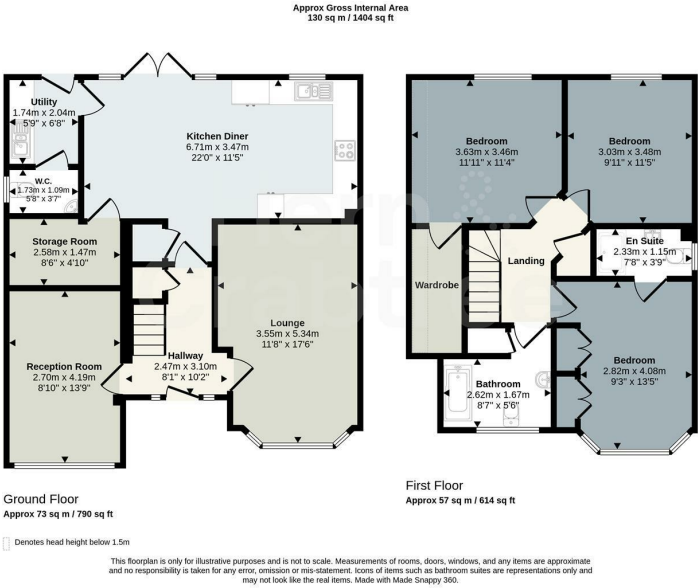
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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	80
England & Wales		EU Directive 2002/91/EC



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