

UNDER OFFER

Tyn Y Berllan

Lisvane, Cardiff, CF14 0TS

LISVANE, CARDIFF

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ASKING PRICE

£750,000

5 BEDROOMS

3 BATHROOMS

3 RECEPTIONS

2,051 SQ FT





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



ELLIOTT HOOPER-NASH
DIRECTOR · LLANISHEN



THE PROPERTY

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.

KEY FEATURES

2,051 SQFT

EXECUTIVE REDROW HOME

EXTENDED TO THE REAR

LANDSCAPED GARDEN

DRIVEWAY PARKING

EV CHARGING POINT

5 GREAT SIZE BEDROOMS

GARAGE PART CONVERTED TO GYM.

DETACHED FAMILY HOME



INSIDE



INSIDE



OWNERS' COMMENTS

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

THE OWNERS
LISVANE, CARDIFF



ACCOMMODATION

LIVING ROOM	4.53m x 3.69m
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INTERNAL ACCESS TO DOUBLE GARAGE	
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STUDY / SECOND RECEPTIONS	3.18m x 4.33m
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KITCHEN / DINING ROOM	6.71m x 3.56m
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PLAY ROOM / SITTING AREA	3.42m x 7.5m
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MASTER BEDROOM	4.29m x 4.57m
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ENSUITE	1.98m x 1.83m
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BEDROOM TWO	3.25m x 4.01m
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BEDROOM THREE	2.94m x 2.73m
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BEDROOM FOUR	3m x 2.73m
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BEDROOM FIVE	4.93m x 2.26m
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GARDEN	
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DRIVEWAY	
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SCHOOL CATCHMENT	
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ADDITIONAL INFORMATION	
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FLOORPLAN



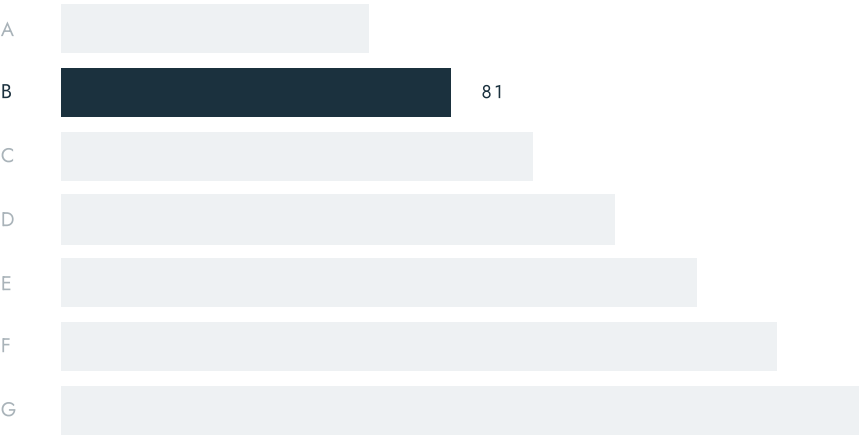
Tyn Y Berllan, Lisvane, CF14 0TS

Total Area: 2051 ft² ... 190.6 m²

All measurements are approximate and for display purposes only

Energy efficiency

Currently band B, with the potential to reach band B.



Rating 81 · potential 85. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	2,051 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND G · ABOUT £3,355 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	81 · POTENTIAL 85

COME AND SEE IT

Arrange a viewing

*Our Llanishen team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Elliott Hooper-Nash

DIRECTOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU