



£620,000

Tyn-Y-Berllan, Lisvane, Cardiff

Located in a quiet cul-de-sac in the highly sought-after area of Lisvane, this beautifully presented four-bedroom detached Redrow 'Cambridge' home (built in 2015) offers spacious and modern living. With a practical layout and high-quality finishes throughout, it's an ideal choice for families.

David
Ricketts

1,385 sq.ft

For Sale

- **Exceptionally Large South-Facing Garden**
- **Open-Plan Kitchen/Living Space**
- **Quiet Cul-De-Sac**
- **Four Bedrooms**
- **Driveway Parking**

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On the ground floor, the entrance hall leads to a separate, bright living room, providing a comfortable space to relax. To the rear, the open-plan kitchen and dining area creates a spacious environment perfect for everyday living and entertaining. The kitchen is well-equipped with ample storage and worktop space. The dining area opens directly onto the private south-facing garden, which is perfect for outdoor dining and enjoying the sun. A utility room and convenient WC complete this floor, offering extra storage and functionality.

Upstairs, the master bedroom is spacious, with plenty of natural light. Three additional bedrooms provide flexible options for family, guests, or a home office. These rooms share a well-designed family bathroom that is both modern and practical.

Lisvane is known for its excellent schools, making it a popular choice for families. This well known area includes impressive mountain views while remaining just a short journey from the city centre. Families appreciate its proximity to Lisvane Primary School, and residents enjoy easy access to local amenities.

The area is home to well-regarded establishments such as The Old Cottage and The Black Griffin, offering quality dining and social options. Nearby Parc Cefn Onn and the recently enhanced Lisvane and Llanishen Reservoirs provide ample green spaces and lots of walking trails.

Ground Floor:

Living Room - 16'3" x 11'8"

Kitchen/Living Space - 25'2" x 13'6"

Utility Room - 6'1" x 5'11"

WC - 6'6" x 5'11"

First Floor:

Master Bedroom - 14'1" x 13'9"

En-suite - 8'6" x 4'2"

Bedroom 2 - 13'4" x 10'7"

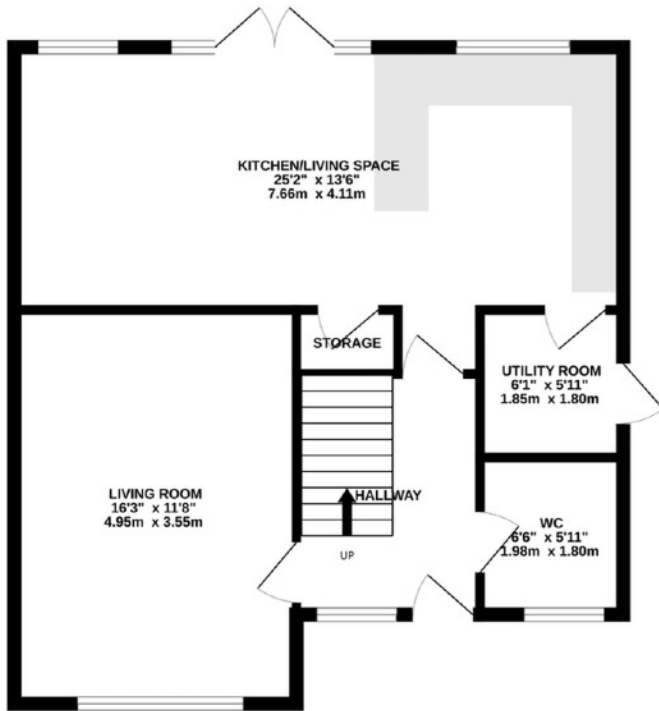
Bedroom 3 - 10'10" x 9'6"

Bedroom 4 - 9'1" x 7'11"

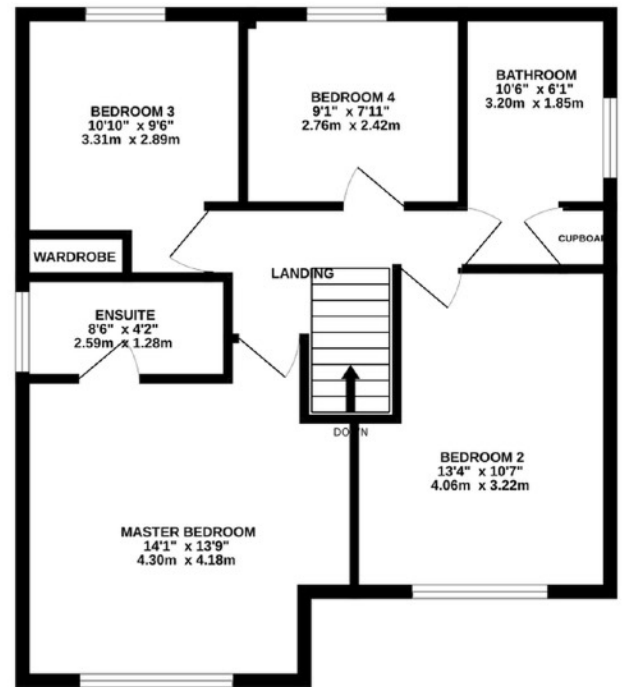
Family Bathroom - 10'6" x 6'1"



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1385sq.ft. (128.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Very low risk

Flooding from rivers

Risk less than 0.1% chance each year.

[More about very low risk from rivers](#)

Very low risk

Flooding from the sea

Risk less than 0.1% chance each year.

[More about very low risk from the sea](#)

Very low risk

Flooding from surface water and small watercourses

Risk less than 0.1% chance each year.

[More about very low risk from surface water and small watercourses](#)

Local Authority

Cardiff

Local authority reference number

32348000116000120

Council Tax band

F

Improvement indicator

No

With effect from

24 April 2015

Mixed-use property

No

Court code

None

















For further information or to book a viewing please contact us on **02920 611 333**
or email us at **admin@davidricketts.co.uk**

