Ty Glas Road

LLANISHEN, CF14 5EH

£750,000

Hern & Crabtree

Ty Glas Road

No Chain. A handsome detached home on Ty Glas Road, offering generous proportions, an established garden and considerable scope for its next owner to shape a house of real character. Offered with no onward chain, the property has been well lived in and would now benefit from updating, yet its underlying qualities are immediately apparent.

The broad entrance hall sets the tone, with parquet flooring, stained glass detailing and an attractive timber staircase. Two separate reception rooms provide excellent living space, both retaining fireplaces and period detailing. The front lounge is particularly appealing, centred around a wide bay window and marble fireplace, while the second reception room opens into a conservatory overlooking the garden.

The kitchen sits towards the rear, accompanied by a ground floor WC, while the flexible accommodation includes an additional ground floor room which could serve as a bedroom, study or further reception space. Upstairs, the unusual split landing arrangement leads to a collection of generously proportioned rooms, including a substantial principal bedroom with bay window and fitted storage, further bedrooms, a study, bathroom and separate WC.

Outside is where the scale of the plot becomes particularly apparent. A broad driveway provides substantial off-road parking, framed by lawn, established planting and mature greenery. The rear garden is wonderfully established, with a generous lawn, mature trees, shrubs and secluded areas for sitting outside, together with gated access towards the fields beyond.

Llanishen remains one of north Cardiff's most enduringly popular residential areas, valued for its combination of green space and city convenience. Llanishen village provides local shops and everyday amenities, while nearby Llanishen and Lisvane railway stations offer services towards Cardiff city centre. Families are well served by established local schools, with Llanishen High School and a choice of primary schools nearby.

Approx 1838.00 sq ft

Council Tax Band: H

Entrance Halll
Entered via a timber front door incorporating obscure stained glass detailing, with coordinating glazed panels to either side and above. A particularly spacious entrance hall with parquet flooring, decorative detailing, radiator with timber cover and staircase rising to the first floor with timber handrail and panelling. Useful open space beneath the stairs and doors leading to the principal ground floor rooms.

Lounge
Double glazed bay window to the front aspect with additional windows to either side. A generously proportioned reception room with decorative ceiling detailing and picture rail. Radiator and marble fireplace with matching hearth and inset fire.

Sitting / Dining Room
Double glazed French doors opening into the conservatory. Decorative ceiling detailing, picture rail shelving, wall lights and central ceiling light. Timber fireplace surround with tiled hearth and inset fire.

Conservatory
Windows provide an extensive outlook across the rear garden. Glazed roof, tiled flooring and timber detailing. Double doors open onto steps leading down to the garden.

Kitchen
Double glazed windows overlooking the rear garden and additional window to the side aspect. Glazed external door providing access to the garden. Fitted with a range of wall and base units with work surfaces over, integrated oven and induction hob with tiled splashback. Space for fridge and freezer, timber-effect flooring and radiator.

Ground Floor WC
cure double glazed window to the side aspect. WC and small wash hand basin, tiled walls, flooring and inset spotlight.

Ground Floor Bedroom / Reception Room
Double glazed window to the front aspect and an additional obscure stained glass window to the side. Radiator, glazed panel above the internal door and a spacious built-in storage cupboard. A flexible room suitable for use as a bedroom, study or additional reception room.

First Floor Landing
An interesting split-level arrangement, with the staircase initially rising to a central landing before separating to serve different sections of the first floor. Timber balustrade and panelling, picture rail and loft access hatch.

Principle Bedroom
Double glazed bay window to the front aspect. Radiator, picture rail and an extensive arrangement of fitted wardrobes, storage and drawers.

Bedroom Two
Double glazed window overlooking the rear aspect. Radiator and picture rail.

Bedroom Three
Double glazed window to the rear aspect. Radiator and picture rail.

Study
Double glazed window to the front aspect with obscure glazed detailing above. Radiator beneath the window and picture rail. Well suited to use as a dedicated home office.

Bathroom
Double glazed window overlooking the rear aspect. Bath, separate shower enclosure with electric shower, wash hand basin and heated towel rail. Tiled shower area, flooring and built-in airing/boiler cupboard with shelving.

Separate WC
Obscure double glazed window to the rear aspect. WC, partially tiled walls and flooring.

Front Garden & Driveway
The house is set comfortably back from Ty Glas Road behind a substantial driveway providing off-road parking for several vehicles. A front lawn is bordered by established hedging, shrubs and trees, while timber gates sit towards the entrance of the drive. A covered entrance with stone detailing and tiled step leads to the front door. Gated pathways to both sides provide access around the house and into the rear garden.

Rear Garden
A particularly generous and established rear garden, principally laid to lawn and enclosed by mature trees, shrubs, hedging and fencing. A paved area immediately adjoining the house provides a natural setting for outdoor dining, while pathways and planted sections create further pockets within the garden. An archway through the established planting leads towards an additional paved area and garden shed. Gated access at the rear opens towards the fields beyond, while both sides of the house provide pedestrian access back to the front.

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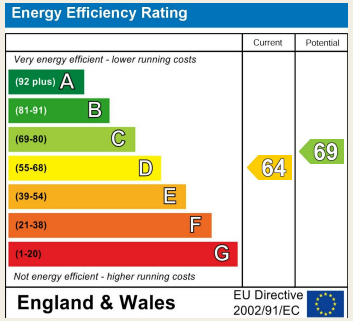

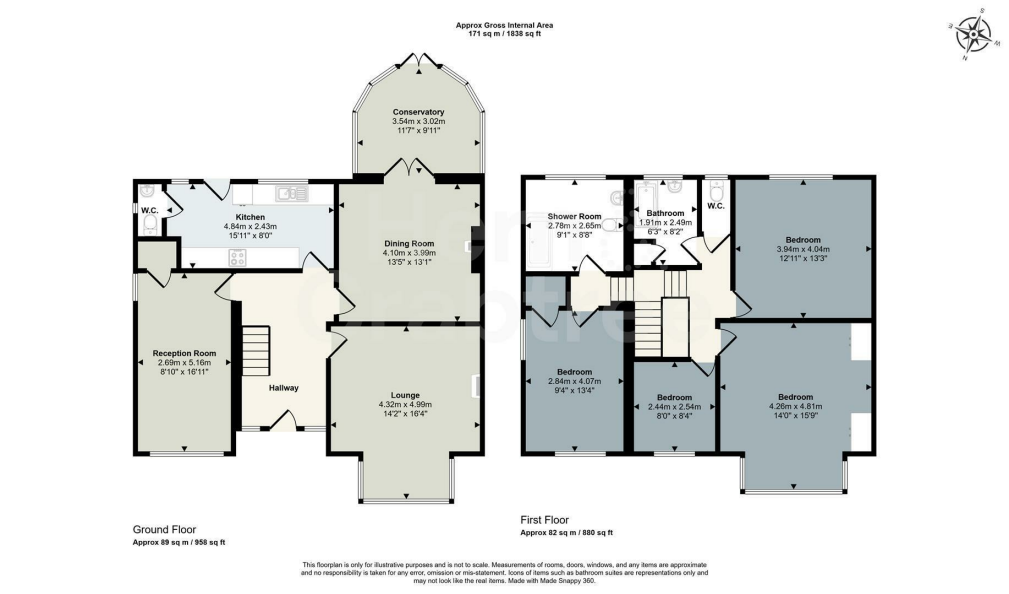

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