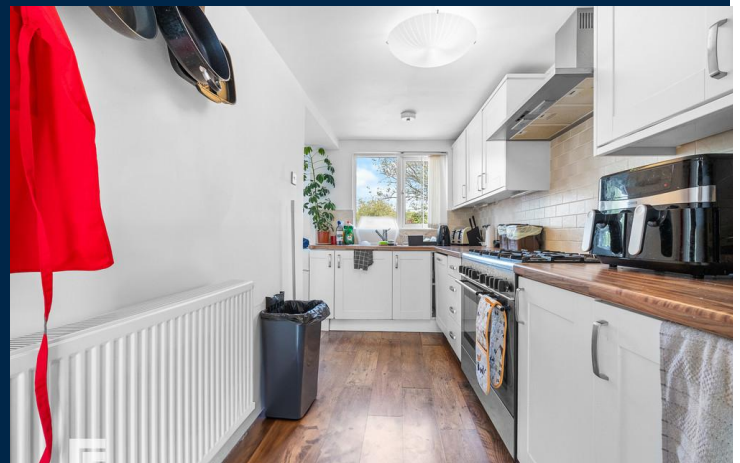




56 ST. MARTINS CRESCENT  
LLANISHEN  
CARDIFF CF14 5QA

£305,000



SEMI-DETACHED HOUSE



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MGY are delighted to present this Spacious three bedroom mid terrace property in the heart of Llanishen within walking distance to a range of shops. The property provides a sunny rear garden which is south westly facing offering a perfect space for a family to entertain. With three reception rooms, three bedrooms, bathroom, kitchen and utility this home is truly an ideal purchase. It is also provided with no onward chain.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 990 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Situated in the Llanishen area of Cardiff with Llanishen village nearby with St Isan church, The Church Inn and a range of shops and amenities. Plenty of green area and parks nearby. Well regarded schools of all levels including a bilingual school. Good transport links to the city centre.

#### PORCH

Enter via Upvc double glazed door into porch. Upvc double glazed obscure window to front and side.

#### ENTRANCE HALL

Staircase leading to first floor. Doorways leading to lounge, second reception room and dining room. Upvc double glazed obscure window to side with borrowed light into porch.

#### LOUNGE

13' 2" x 11' 4" (4.03m x 3.47m)  
Upvc double glazed sliding patio doors to rear garden. Radiator.

#### SITTING ROOM

13' 0" x 9' 9" (3.98m x 2.98m)  
Upvc double glazed sliding patio doors to rear garden. Radiator.

#### DINING AREA

9' 11" x 7' 4" (3.03 m x 2.25m)  
Upvc double glazed window to front. Opening to kitchen.

#### KITCHEN

14' 8" x 5' 11" (4.48m x 1.82m)  
A range of base and wall mounted cabinets with contrasting round edge countertops. Space for free standing range style cooker with two ovens and a five ring gas hob with cooker hood over. Inset stainless steel one and a half sink unit plus drainer. Integral dishwasher and space for free standing fridge/freezer. Tiled splash back. Access to utility room:-

#### UTILITY ROOM

6' 8" x 6' 5" (2.05m x 1.98m)  
Wall mounted cabinets and contrasting worktop. Space for washing machines and tumble dryer. Upvc double glazed window to rear and side. Upvc double glazed door leading to rear garden.

#### FIRST FLOOR

#### LANDING

Doors to all rooms. Loft hatch. Boarded loft, housing boiler. Built in storage cupboard.

#### BATHROOM

Three piece bathroom suite comprising of bath unit with shower over, WC and wash hand basin vanity unit. Tiled walls. Upvc double glazed obscure window to front.

#### OUTSIDE

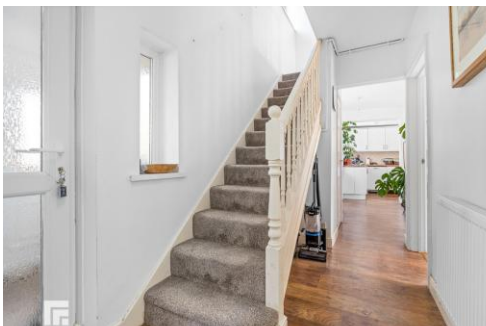
Front - Paved driveway providing off road parking.

Rear - an enclosed garden to the rear comprising of a paved area ideal for outside dining and entertaining with the remainder laid to lawn. A range of plants and shrubbery also border the garden with some garden sleepers ideal for planting. Detached garden shed to remain.

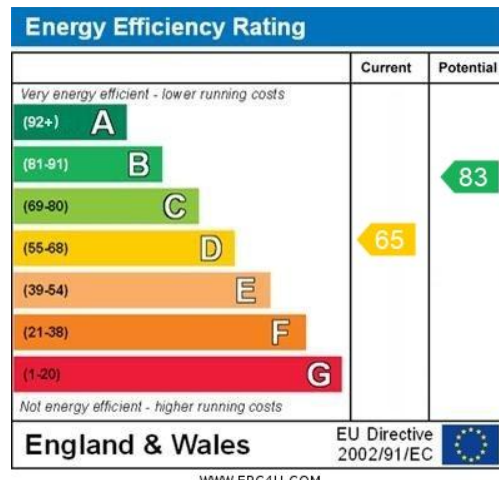




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**BIRCHGROVE** 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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