



8 ELAN ROAD
LLANISHEN
CARDIFF CF14 0NR

GUIDE PRICE

£475,000



SEMI-DETACHED HOUSE



3



1



2



2

MGY are pleased to offer for sale this beautifully presented and extended semi detached property situated on a quiet Road in a much sought after location within close proximity to Llanishen reservoir. The accommodation comprises entrance hall, lounge, modern open plan kitchen/ diner family room with bi-folding doors, 3 bedrooms and a bathroom. Generous rear garden, front garden with driveway and a garage. New combi boiler installed 2025 with 5 year guarantee.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,092 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Situated in the Llanishen area of Cardiff with Llanishen, within very close proximity to the Llanishen & Lisvane Reservoirs, the village nearby with St Isan church, The Church Inn and a range of shops and amenities. Well regarded schools of all levels including a bilingual school. Good transport links to the City Centre.

ENTRANCE HALL

Entered via uPVC double glazed door with inset obscured double glazed panels. Double glazed uPVC window to front. Stairs to first floor. Radiator with decorative cover. Laminate flooring.

W.C

Obscured double glazed window to side. Tiled floor and part tiled walls. W.c. Vanity enclosed wash hand basin with mixer tap and with storage below.

UTILITY ROOM

6' 1" x 4' 4" (1.86m x 1.34m)
Double glazed uPVC window to side. Newly installed combi boiler. Wall base and wall unit, work surface and plumbing / space for washing machine and tumble dryer.

LOUNGE

13' 6" x 11' 4" into alcove (4.14m x 3.46m)
Double glazed uPVC window to front. Contemporary vertical radiator. Wood block flooring. Coved ceiling and picture rail.

Chimney breast with tiled hearth and wooden mantle.

KITCHEN/ DINER / FAMILY ROOM

23' 3" x 16' 6" (7.10m x 5.05m)
Bi- folding doors to rear garden and ceiling lantern with surrounding spotlights. Part wood block flooring and part tiled flooring. Base and wall units with Quartz work surfaces incorporating ceramic sink unit with mixer tap. Built in oven and grill, fridge / freezer and dishwasher. Central island with cupboard and drawers and a quartz work surface. 2 contemporary vertical radiators.

FIRST FLOOR

STAIRS & LANDING

Obscured double glazed uPVC window to side. Access to loft space.

BEDROOM ONE

13' 7" x 10' 8" into alcove (4.16m x 3.27m)
Large double glazed window to front. Radiator. Picture rail.

BEDROOM TWO

13' 3" x 10' 0" into alcove (4.05m x 3.05m)
Double glazed uPVC window to rear. Radiator.

BEDROOM THREE

9' 11" x 6' 5" (3.03m x 1.97m)
Double glazed window to front. Radiator.

OUTSIDE

Front - Lawn with well stocked borders, driveway leading to garage. Side gate to rear garden.

Rear- An excellent size private garden, mostly laid to lawn with paved and decked areas. Raised borders.



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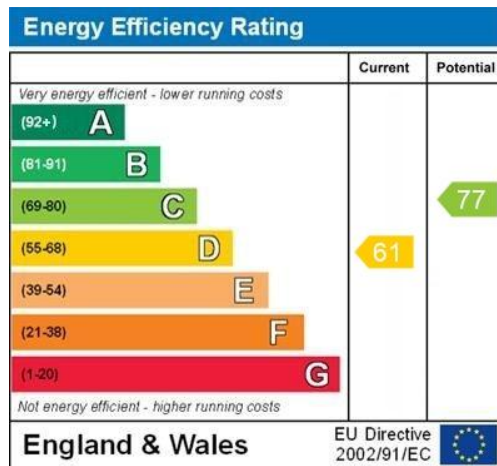
GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.5 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 misstatement. 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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BIRCHGROVE 029 2052 9026

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



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