



FISHGUARD ROAD
LLANISHEN
CARDIFF CF14 5PW

£299,000



SEMI-DETACHED HOUSE



3



1



1



2

A semi-detached family home on a sought-after residential street in Llanishen, this freehold property offers a spacious layout across two levels. It comprises entrance hall, dining room, sitting room, utility room/side porch and kitchen to ground floor and upstairs three bedrooms, two double and one single and family bathroom —ideal for both modern family living and entertaining.

TENURE: FREEHOLD

COUNCIL TAX BAND:

FLOOR AREA APPROX:

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.

ENTRANCE HALL

Entered via obscured double glazed uPVC door. Stairs to first floor with under stairs recess housing gas meter. Obscured double glazed window to front. Radiator.

DINING ROOM

12' 9" x 9' 8" (3.90m x 2.96m)
Double glazed uPVC window overlooking rear garden.
Laminate flooring. Radiator.

SITTING ROOM

12' 11" x 13' 3" (3.94m x 4.04m)
Double glazed uPVC window overlooking rear garden.
Laminate flooring.

KITCHEN

7' 3" x 7' 3" (2.22m x 2.21m)
Double glazed uPVC window to front. A newly fitted kitchen with base and wall units with wooden work surfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Built in oven, 4 ring gas hob and extractor hood over. Recess for wine chiller and microwave. Cupboard housing electric meter. Sliding door to:-

SIDE PORCH/UTILITY AREA

15' 6" x 6' 0" (4.73m x 1.83m)
Obscured double glazed uPVC doors to front and rear. Cloak hanging. Sliding doors to w.c and store room. Space for fridge freezer and space / plumbing for tumble dryer and washing machine.

FIRST FLOOR

Stairs and Landing - Double glazed uPVC window to front. Airing cupboard with shelving. Access to loft space.

BEDROOM ONE

12' 1" x 10' 7" (3.70m x 3.23m)
Double glazed uPVC window overlooking rear garden. 2 Part wood panelled walls. Exposed floorboards.

BEDROOM TWO

11' 2" x 11' 9" maximum (3.41m x 3.60m)
Double glazed uPVC window overlooking rear garden. Exposed floorboards. Recessed cloak hanging and cupboard above. Radiator.

BEDROOM THREE

8' 4" x 8' 2" (2.55m x 2.50m)
Double glazed uPVC window to front. Radiator. Steps to fitted cupboard.

BATHROOM

8' 4" x 5' 6" (2.56m x 1.68m)
Obscured double glazed window to front. Panelled bath with hot and cold taps, w.c, shower cubicle with electric shower, pedestal wash hand basin with hot and cold taps. Tiled walls and floor.

OUTSIDE

Front - Lawned. The 2 garages to the right hand side are owned by the council and currently let.

Rear - A lovely rear garden, generous in size and well established. Mostly laid to lawn. Paved area and paved pathway.

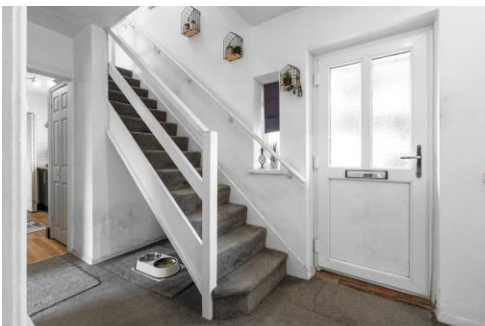


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GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



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BIRCHGROVE 029 2052 9026

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