

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

TY GLAS ROAD  
LLANISHEN





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

2.18m x 3.02m (7'1" x 9'10")

**BAY FRONTED LIVING ROOM**

4.21m x 4.39m (13'9" x 14'4")

**DOWNSTAIRS WC**

2.36m x 1.57m (7'8" x 5'1")

**OPEN PLAN KITCHEN DINER**

4.15m x 6.27m (13'7" x 20'6")

**TO THE FIRST FLOOR**

**BEDROOM ONE**

4.21m x 4.36m (13'9" x 14'3")

**FAMILY BATHROOM**

2.53m x 2.82m (8'3" x 9'3")

**STORAGE CUPBOARD**

1.09m x 1.15m (3'6" x 3'9")

**BEDROOM TWO**

3.63m x 4.08m (11'10" x 13'4")

**BEDROOM THREE**

2.37m x 3.49m (7'9" x 11'5")

**GARDEN**

South facing garden with raised patio area, access to home office, driveway and gate to playing fields behind.

**GARAGE / OFFICE**

Converted space perfect for use as a Home Office or Gym.

**DRIVEWAY**

Parking for three cars

**TENURE**

We are informed by the owners that the property is Freehold, this is to be confirmed by your legal advisor.

**COUNCIL TAX**

Band - F

**SCHOOL CATCHMENT**

My English medium primary catchment area is Coed Glas Primary School (year 2024-25)

My English medium secondary catchment area is Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)



“  
A rare opportunity to acquire an impressive semi detached family residence that has been modernised and improved by the current owners.  
”

Comments by - Mr Elliott Hooper-Nash



## TY GLAS ROAD

LLANISHEN, CF14 5EG - £550,000

3 bedrooms 1 bathroom(s) 1377.82 sq ft

JeffreyRoss are proud to bring to the market this impressive and stylish 3 bedroom, semi detached family home on arguably Llanishen's finest Road. The property briefly comprises entrance porch, hallway with original wood block flooring, bay fronted living room with working fire, large downstairs WC and open plan kitchen diner with central island and French doors on to a South facing garden and raised patio area. To the first floor are three good size bedrooms, family bathroom and plenty of storage space with real potential in the loft. The front benefits driveway parking for three cars and a converted garage into a home office and gym - perfect for those working from home. The garden further benefits gate access to the playing fields behind making this an excellent and free extension to the family garden.

Take a closer look at the interactive walk through tour for a closer look. You can even measure to check your furniture fits.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**  
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 02920 499680  
 Director



### Ty-Glas Rd, Llanishen, CRF

Main Building: Total Interior Area Above Grade 128.05 m<sup>2</sup> / 1,377.82 sqft



0 1 2 m

PREPARED: 2024/02/27

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

