

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



OLD VICARAGE CLOSE  
LLANISHEN



**ENTRANCE HALLWAY**

**LIVING ROOM**  
3.65m x 4.87m (11'11" x 15'11")

**DINING ROOM**  
3.18m x 3.66m (10'5" x 12'0")

**KITCHEN / BREAKFAST ROOM**  
5.66m x 2.90m widest points (18'6" x 9'6" widest points)

**DOWNSTAIRS WC**  
0.85m x 1.69m (2'9" x 5'6")

**TO THE FIRST FLOOR**

**BEDROOM ONE**  
3.66m x 4.88m (12'0" x 16'0")

**BEDROOM TWO**  
3.66m x 3.65m (12'0" x 11'11")

**BEDROOM THREE**  
2.42m x 2.87m (7'11" x 9'4")

**BATHROOM**  
2.42m x 1.76m (7'11" x 5'9")

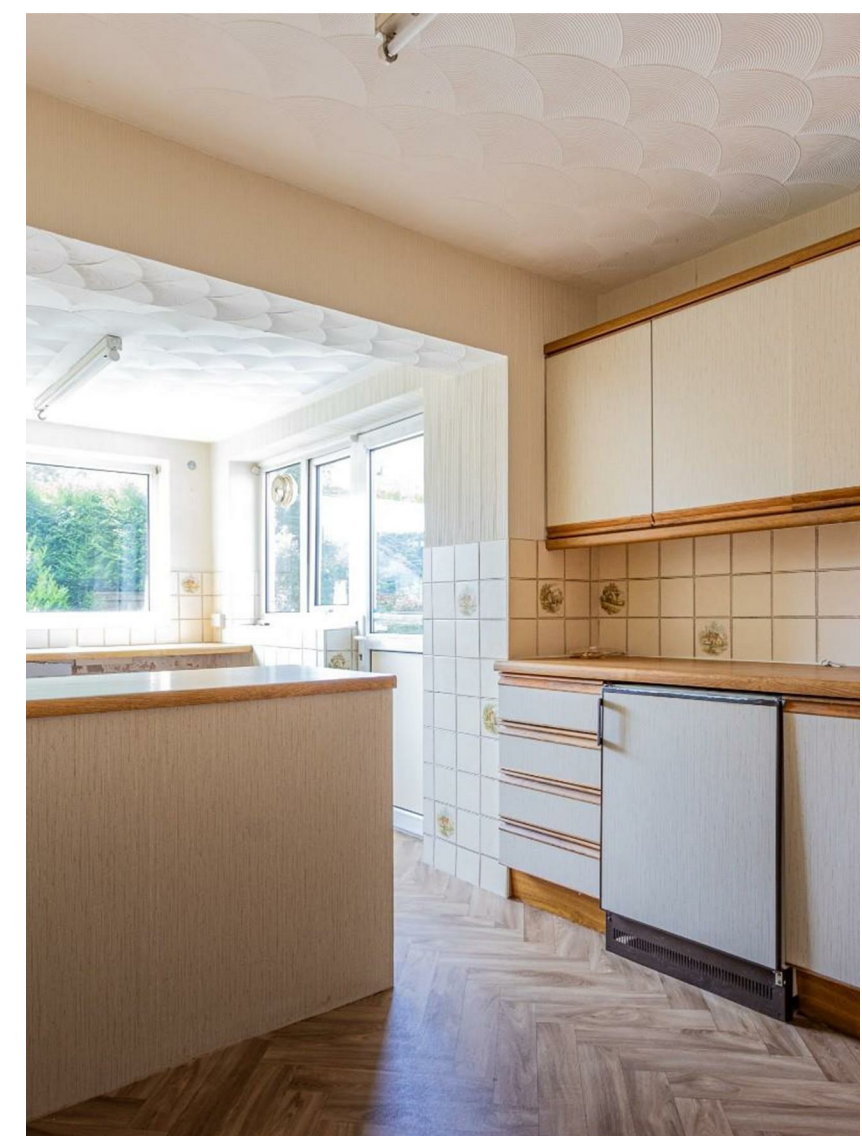
**GARDEN**  
South Facing Garden that wraps around the rear of the garage.

**GARAGE**  
Single garage with up and over door.

**COUNCIL TAX**  
Band - F

**TENURE**  
We are advised by our client that the property is Freehold, this is to be confirmed by your legal advisor.




**ADDITIONAL INFORMATION**  
Offered to the market with no ongoing Chain  
Packed full of potential  
Driveway Parking  
Potential to make the garden bigger.  
Sought after location





## OLD VICARAGE CLOSE

LLANISHEN, CF14 5UZ - £450,000

 3 Bedroom(s)  1 Bathroom(s)  1185.00 sq ft

Welcome to Old Vicarage Close, a charming property located in the heart of Llanishen, Cardiff. This delightful house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

The extended kitchen diner make this a great space and one to put your own stamp on, especially given the end values on the road. Parking will never be an issue with the driveway parking available, making coming home a breeze. Additionally, the garage offers extra storage space at the rear. the location is perfect for access to Llanishen Train station and village.

Don't miss out on the chance to own this fantastic house in a sought-after location. Embrace the potential, envision the possibilities, and make this property your own. Old Vicarage Close is waiting to welcome you home.



### PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
Elliott@jeffreygross.co.uk  
02920 499680  
Director





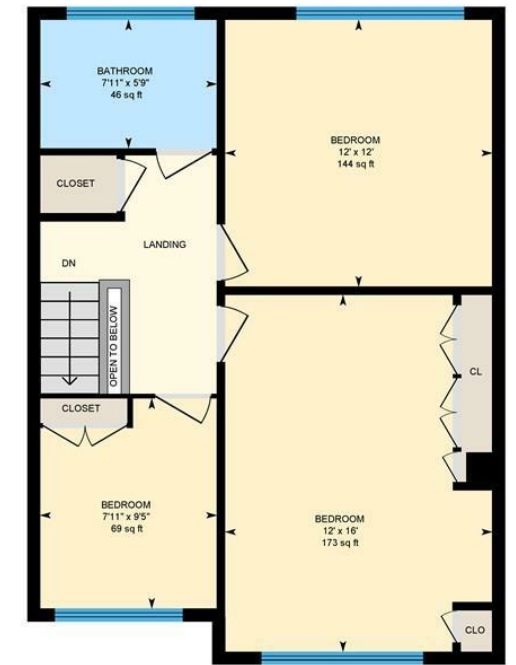
Old Vicarage Close, Llanishen, Cardiff

# Old Vicarage CI, Llanishen, CRF

Main Building: Total Interior Area 1185.55 sq ft



Ground Floor



1st Floor



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.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	