

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



HEATHBROOK  
LLANISHEN





**PORCH**  
1.47m x 1.27m (4'10 x 4'2 )

**KITCHEN**  
2.39m x 3.71m (7'10 x 12'2)

**LIVING ROOM**  
4.72m x 7.59m (15'6 x 24'11)

**BEDROOM 1**  
2.31m x 4.24m (7'7 x 13'11)

**BEDROOM 2**  
2.31m x 3.25m (7'7 x 10'8)

**BEDROOM 3**  
2.01m x 2.36m (6'7 x 7'9)

**LANDING**  
2.01m x 3.23m (6'7 x 10'7)

**BATHROOM**  
2.01m x 1.85m (6'7 x 6'1)

**TENURE**  
Freehold

**TAX BAND**  
Band - D










## HEATHBROOK

LLANISHEN, CF14 5FA - £275,000

 3 Bedroom(s)  1 Bathroom(s)  809.00 sq ft

Welcome to the peaceful area of Heathbrook, Llanishen, Cardiff. This delightful house boasts one reception room, three cosy bedrooms, and a well-appointed bathroom, making it the perfect place to call home.

Situated in a quiet cul-de-sac, this three-bedroom semi-detached house offers a tranquil retreat from the hustle and bustle of city life. With the potential to extend the garden, you can create your own outdoor space for relaxing or entertaining guests.

Conveniently, there is parking available for one vehicle, ensuring that you never have to worry about finding a spot after a long day out. Additionally, being a vacant property, you can easily envision and personalise this space to suit your taste and style.

Has gone through probate and is chain free.

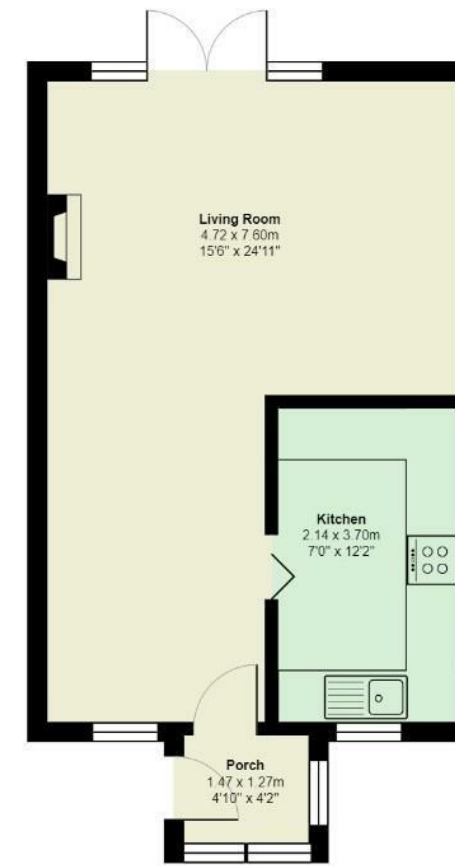
Don't miss out on the opportunity to make this lovely house your own. Contact us today to arrange a viewing and take the first step towards creating your dream home in this desirable location.



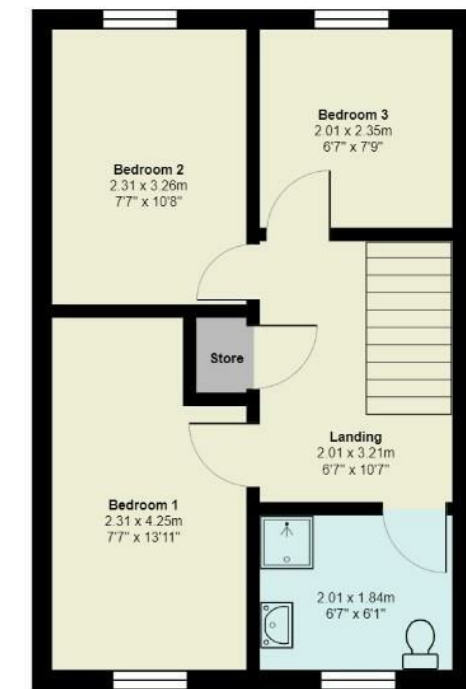
### PROPERTY SPECIALIST

Mr Max Tustin  
max@jeffreygross.co.uk  
Sales Negotiator





Ground Floor



First Floor

Heathbrook

Total Area: 75.2 m<sup>2</sup> ... 809 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Heathbrook, Llanishen, Cardiff



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | <b>88</b> |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | <b>64</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 |           |