CARDIFF'S HOME FOR
**STYLISH SALES
& LETTINGS**

JeffreyRoss

JOHNSTON ROAD

LLANISHEN

FOYER

HALLWAY

KITCHEN
2.16m x 3.00m (7'1" x 9'10")

DINING ROOM
3.02m x 2.51m (9'10" x 8'2")

LAUNDRY ROOM
1.55m x 3.02m (5'1" x 9'10")

BOOT ROOM

LOUNGE
3.48m x 3.96m (11'5" x 12'11")

BEDROOM ONE
4.27m x 2.74m (14'0" x 8'11")

BEDROOM TEWO
3.40m x 2.64m (11'1" x 8'7")

BATHROOM
1.91m x1.70m (6'3" x5'6")

COUNCIL TAX
Cardiff Council Tax Band D

PARKING
Driveway Parking for 2 cars.

TENURE
We are informed by our client tat the property is Freehold, this is to be confirmed by your legal advisor.

ADDITIONAL INFORMATION
CHAIN FREE

JOHNSTON ROAD
LLANISHEN, CF14 5HG - £280,000

2 Bedroom(s) 1 Bathroom(s) 882.67 sq ft

Jeffrey Ross are pleased to bring to the market, a charming end terraced house located in the heart of Llanishen, Cardiff. This delightful property boasts a spacious reception room, kitchen and dining room, perfect for entertaining guests or simply relaxing with your loved ones. The property also includes a separate utility room and boot room providing extra storage. With two double bedrooms, there's plenty of space to unwind and make themselves at home.

The house features a beautifully refurbished bathroom, new boiler and the added advantage of solar panels recently installed. To the rear is a large back garden and a driveway that provides convenient parking for one vehicle.

The property is immaculately presented. The standard of finish is stunning. This lovely family home is offered with no ongoing chain, making it a hassle-free option for those looking to move quickly.
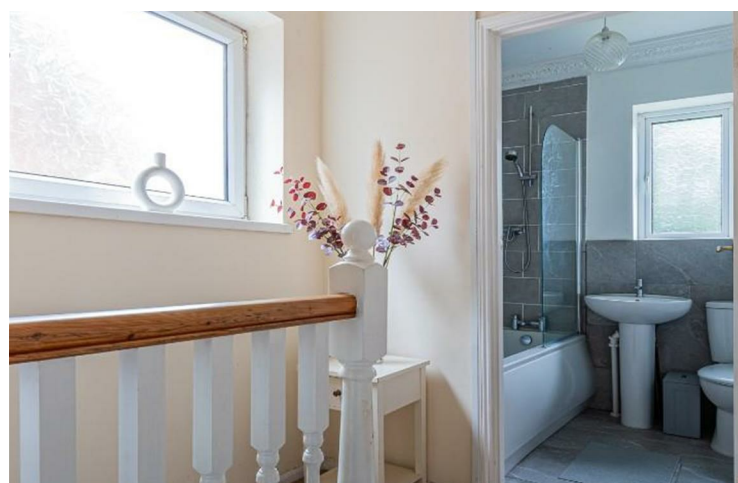
Don't miss out on the opportunity to make this house your home. Embrace the convenience of city living combined with the tranquility of a peaceful neighbourhood. Contact us today to arrange a viewing and take the first step towards owning a home in Cardiff.

PROPERTY
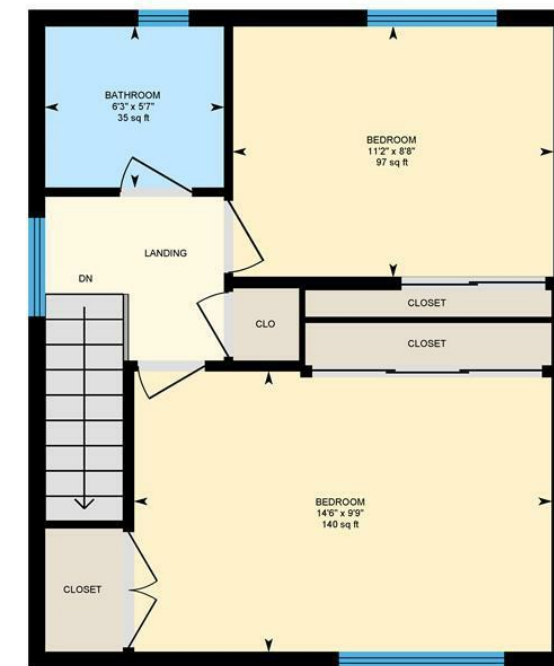SPECIALIST
Mr Ollie Vincent
ollie.vincent@jeffreyross.co.uk

Johnston Rd, Llanishen, CRF

Main Building: Total Interior Area 882.67 sq ft

Ground Floor

- LAUNDRY 5'10" x 9'11" 58 sq ft
- KITCHEN 7'1" x 9'10" 70 sq ft
- DINING 9'11" x 8'3" 62 sq ft
- F/P
- BOOTROOM 22 sq ft
- STRG
- HALL
- UP
- LIVING 11'5" x 13' 146 sq ft
- FOYER

1st Floor

- BATHROOM 6'3" x 9'7" 35 sq ft
- LANDING
- DN
- CLO
- CLOSET
- CLOSET
- BEDROOM 11'2" x 8'8" 97 sq ft
- BEDROOM 14'6" x 9'9" 140 sq ft
- CLOSET

0 3 6 ft

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.

iGUIDE

Johnston Road, Llanishen, Cardiff

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC