

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LLANISHEN STREET



**HALL**

**LIVING ROOM**

3.56m x 4.55m (11'8 x 14'11)

**DINER**

3.00m x 3.33m (9'10 x 10'11)

**KITCHEN**

3.20m x 6.35m (10'6 x 20'10)

**LANDING**

1.75m x 4.39m (5'9 x 14'5)

**BEDROOM THREE**

3.23m x 2.34m (10'7 x 7'8)

**BATHROOM**

1.93m x 1.42m (6'4 x 4'8)

**BEDROOM TWO**

3.02m x 3.28m (9'11 x 10'9)

**MASTER BEDROOM**

4.93m x 3.56m (16'2 x 11'8)

**SCHOOL CATCHMENT**

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

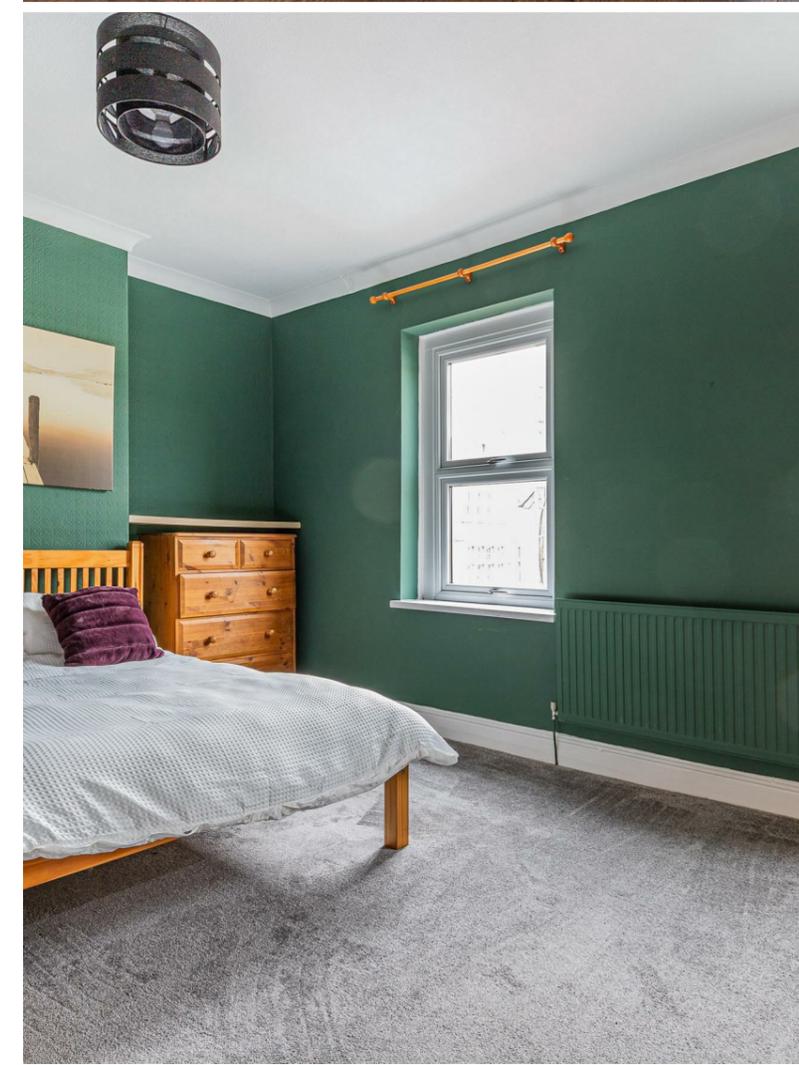
My English medium secondary catchment area is Cathays High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Mynydd Bychan (year 2024-25)

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

**TAX BAND**

E





## LLANISHEN STREET

, CF14 3QB - £325,000

 3 Bedroom(s)  1 Bathroom(s)  1240.00 sq ft

Nestled in the charming area of Llanishen Street, Cardiff, this delightful mid-terrace house presents an excellent opportunity for those seeking a modern and comfortable home. Boasting three well-proportioned bedrooms, this property is perfect for families or professionals looking for extra space.

Recently renovated, the interior of the house has been thoughtfully updated to provide a fresh and inviting atmosphere. The living areas are bright and airy, making it an ideal setting for both relaxation and entertaining. The contemporary design seamlessly blends style with functionality, ensuring that every corner of the home is both practical and aesthetically pleasing.

A stand out feature of the property is the modernised kitchen area with a breakfast bar, leading to the south facing garden. This convenient location is in close proximity to the shops and restaurants on Whitchurch Road, the city cycle path network and walking distance to the train station.

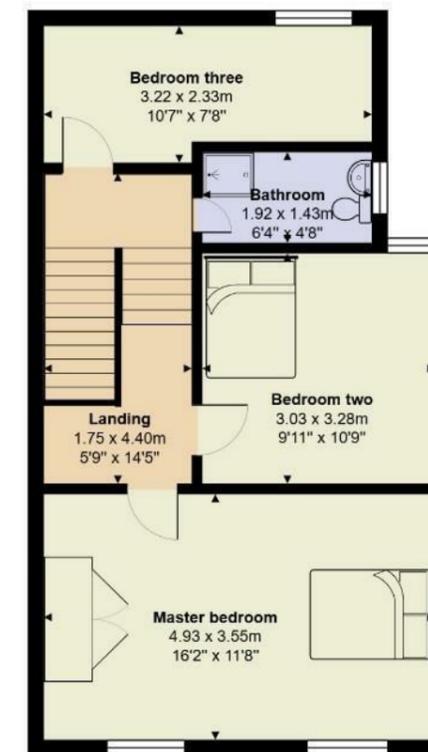
Additionally, the property is offered with no chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for buyers looking to move in quickly and start enjoying their new home without unnecessary delays.

In summary, this mid-terrace house on Llanishen Street is a fantastic opportunity for anyone looking to settle in Cardiff. With its modern renovations, spacious bedrooms, and lovely garden, it is a property that truly deserves your attention. Don't miss the chance to make this charming house your new home.

### PROPERTY SPECIALIST

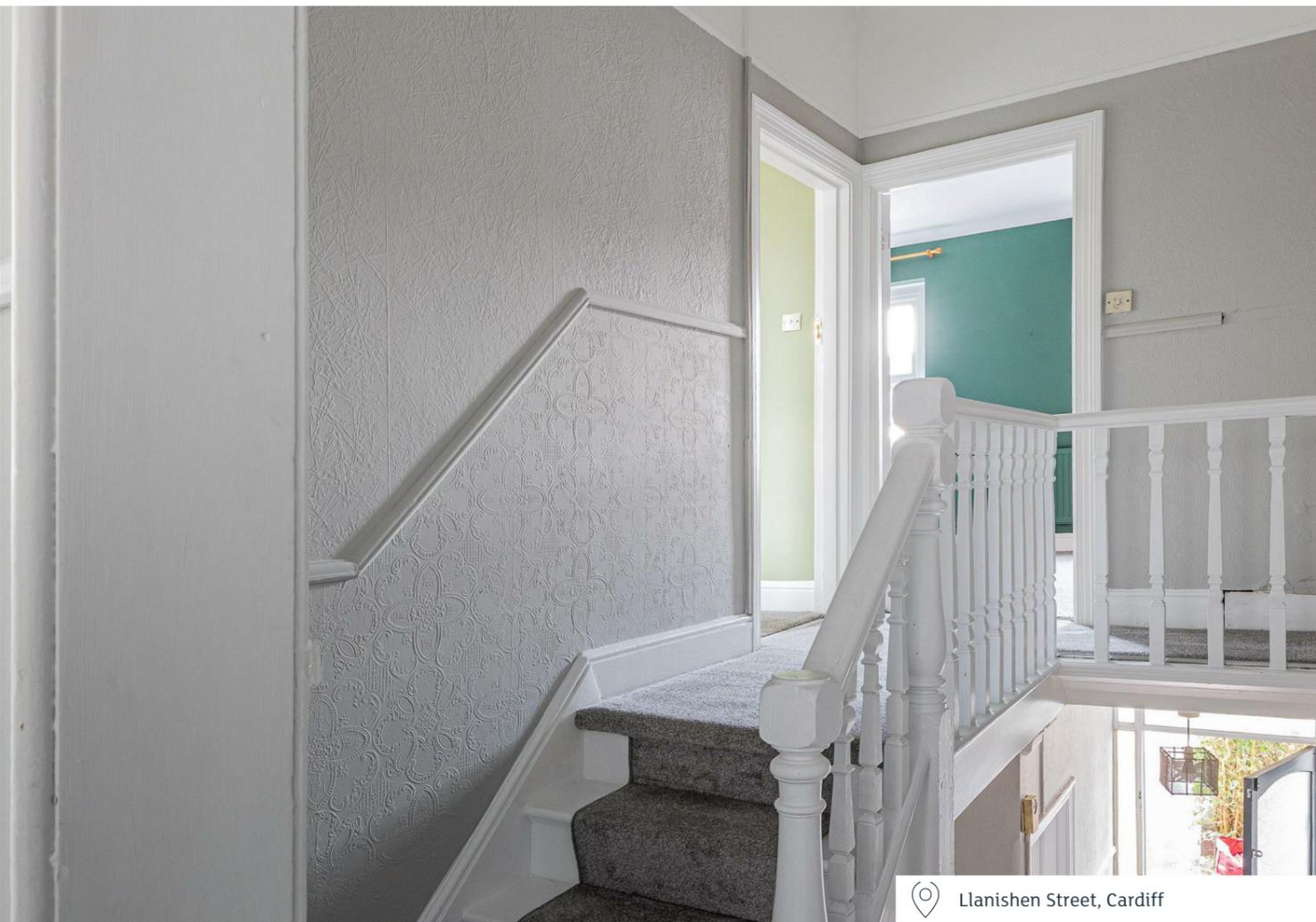
Mr Max Tustin  
max@jeffreygross.co.uk  
Sales Negotiator



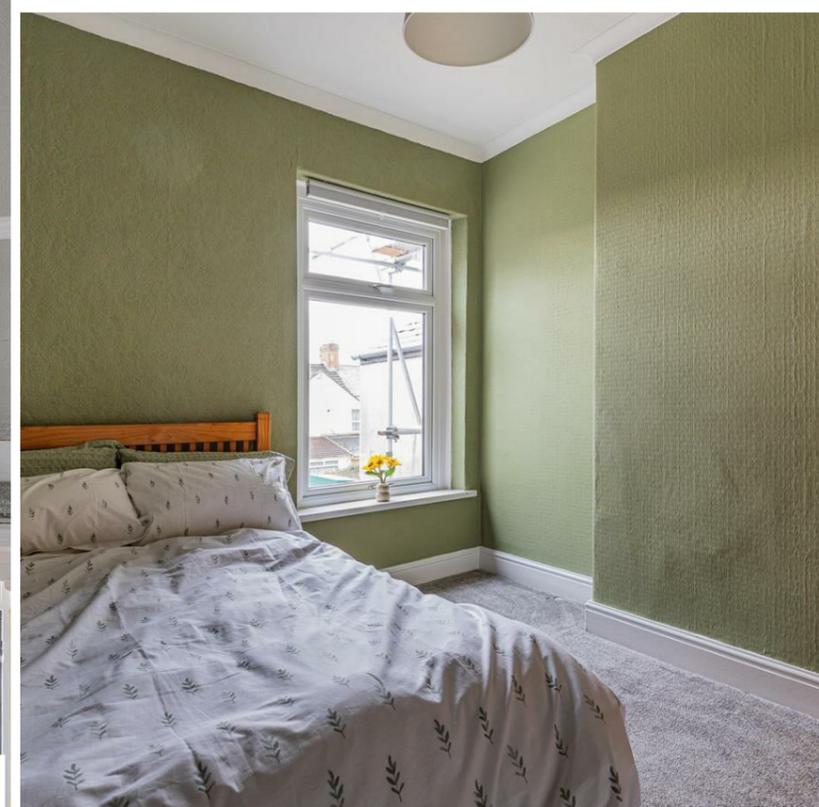


15 Llanishen St  
Total Area: 115.2 m<sup>2</sup> ... 1240 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Llanishen Street, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	