



FISHGUARD ROAD

LLANISHEN





## FISHGUARD ROAD

LLANISHEN, CF14 5PS - £400,000



3 bedroom(s)



2 bathroom(s)



1374.00 sq ft

Nestled on the picturesque Fishguard Road in the sought-after area of Llanishen, Cardiff, this fully refurbished end terrace house presents an exceptional opportunity for families and professionals alike. Boasting three generously sized bedrooms, this residence offers ample space for comfortable living.

One of the property's standout features is the impressive open plan kitchen, dining room, and living room, which creates a perfect setting for entertaining guests or enjoying quiet evenings with loved ones. Complete with a home bar, log burner, and Bi-fold doors seamlessly connecting the interior to the garden, providing lovely views of the greenery and woods beyond.

The two bathrooms are designed with modern living in mind, enhancing the overall appeal of the home. The brand new downstairs shower room, complete with a walk-in shower and monsoon shower head, adds a touch of luxury and convenience. The main bathroom is equally impressive, featuring a roll-top bath and a double walk-in shower, ideal for unwinding after a long day.

The practical layout ensures that every corner of the home is utilised effectively, making it both welcoming and functional. A new utility room provides space for a washing machine and tumble dryer, further enhancing daily convenience. Additionally, the property offers parking for two vehicles, a rare find in this desirable location, allowing for hassle-free access to your home.

Llanishen is renowned for its vibrant community and excellent local amenities, including shops, schools, and parks, making it an ideal place to settle down. With good transport links to Cardiff city centre, you can enjoy the tranquillity of suburban living while remaining close to the excitement of city life.

This end terrace house on Fishguard Road is a wonderful opportunity for those seeking a comfortable and spacious home in a friendly neighbourhood. Do not miss your chance to make this property your own. Call 02920 499680 and book your viewing today!

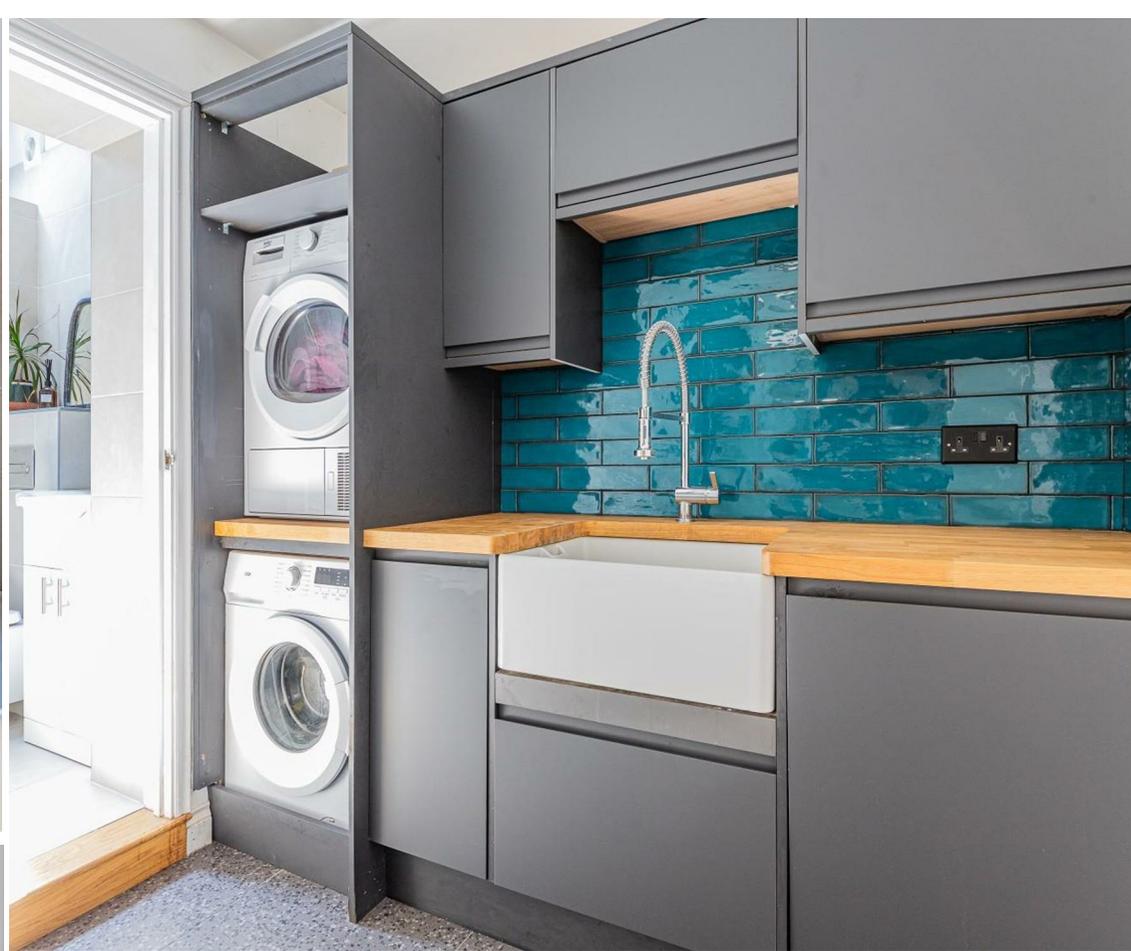
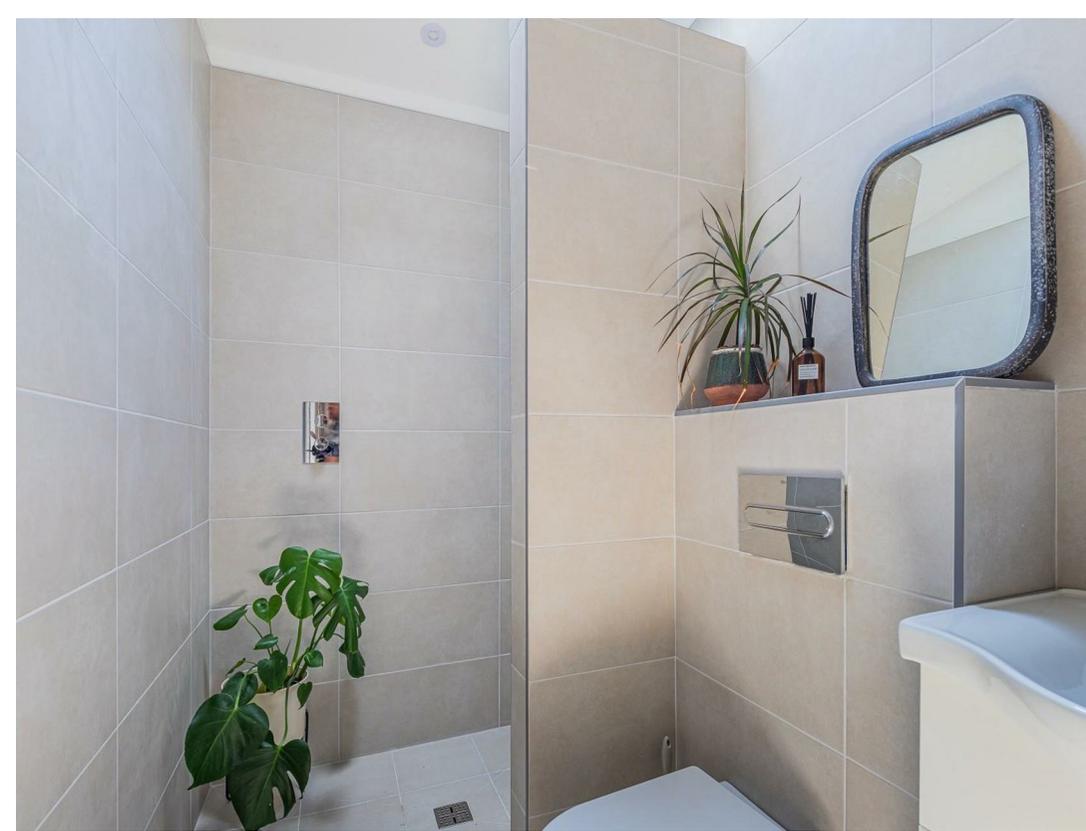
### PROPERTY SPECIALIST

**Mr Ollie Vincent**

[ollie.vincent@jeffreycross.co.uk](mailto:ollie.vincent@jeffreycross.co.uk)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

















**ENTRANCE HALL**

3.25 x 1.93 (10'7" x 6'3")

**KITCHEN (OPEN PLAN)**

3.44 x 2.92 (11'3" x 9'6")

**DINING ROOM (OPEN PLAN)**

3.24 x 3.44 (10'7" x 11'3")

**LIVING ROOM (OPEN PLAN)**

6.64 x 3.64 (21'9" x 11'11")

**BAR**

1.41 x 1.23 (4'7" x 4'0")

**UTILITY ROOM**

1.72 x 2.26 (5'7" x 7'4")

**SHOWER ROOM**

1.41 x 2.22 (4'7" x 7'3")

**STUDY / BEDROOM**

3.27 x 2.43 (10'8" x 7'11")

**STORAGE**

1.72 x 3.18 (5'7" x 10'5")

**LANDING**

**BEDROOM 1**

4.4 x 2.9 (14'5" x 9'6")

**BEDROOM 2**

4.12 x 2.87 (13'6" x 9'4")

**BEDROOM 3**

3.32 x 2.60 (10'10" x 8'6")

**BATHROOM**

2.43 x 2.35 (7'11" x 7'8")

**SCHOOL CATCHMENT**

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

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

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

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

**COUNCIL TAX**

Band D

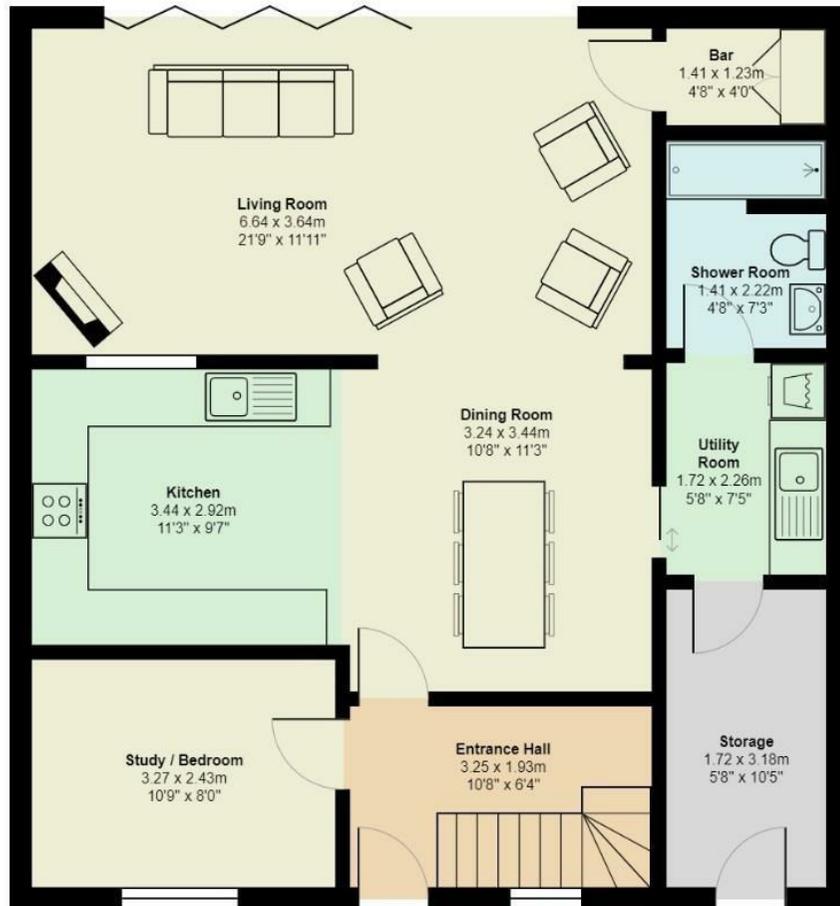
**TENURE**

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



This is a truly impressive property. Beautifully renovated and perfectly presented, this is a home not to be missed! With 3 Double Bedrooms, multiple reception rooms, a well proportioned garden, a stunning extension with bi-fold doors, and an incredible Kitchen / Diner, with a home bar.. this is a property not to be missed! Call the office on 02920 499680 and book your viewing today, to make this house your home!

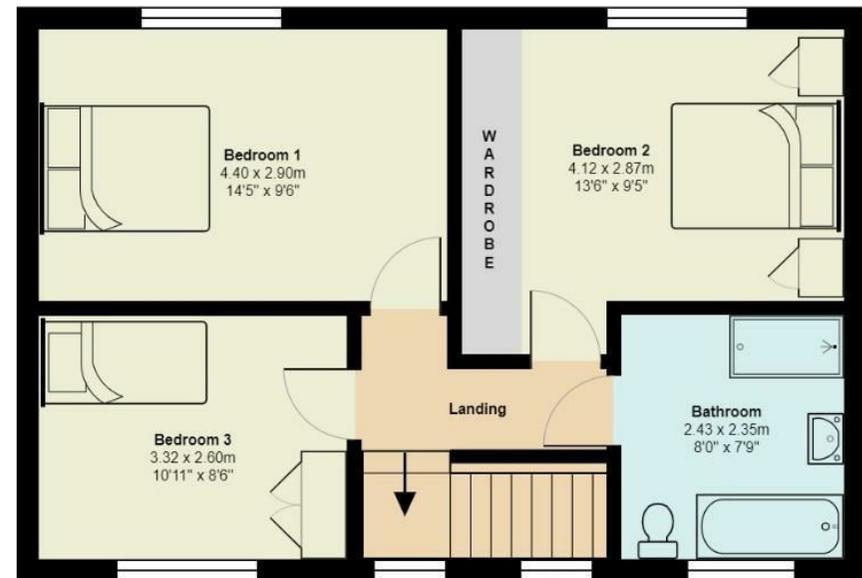
Comments by Mr Ollie Vincent



## Fishguard Road

Total Area: 127.6 m<sup>2</sup> ... 1374 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Jeffrey Ross