

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



FISHGUARD ROAD  
LLANISHEN





#### HALL

#### KITCHEN

3.06 x 2.27 (10'0" x 7'5")

#### DINING ROOM

3.00 x 3.97 (9'10" x 13'0")

#### LIVING ROOM

4.04 x 3.51 (13'3" x 11'6")

#### OFFICE / DOWNSTAIRS GUEST BEDROOM

#### LANDING

#### BEDROOM 1

3.69 x 3.22 (12'1" x 10'6")

#### BEDROOM 2

3.41 x 3.22 (11'2" x 10'6")

#### BEDROOM 3 / STUDY

2.48 x 2.55 (8'1" x 8'4")

#### COUNCIL TAX BAND

Band D

#### SCHOOL CATCHMENT

English medium primary catchment area is

Coed Glas Primary School

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary

School catchment areas are yet to be established. Applications

are welcomed.

English medium secondary catchment area is

Llanishen High School (year 2024-25)

Ysgol Y Wern (year 2024-25)

Sylwer - Nid oes dalgyllch wedi ei sefydlu ar gyfer Howardian

Primary nac Ysgol Gynradd Groes-wen Primary School eto.

Croesewir ceisiadau.

Welsh medium secondary catchment area is

Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

#### TENURE

We are informed by our client that the property is Freehold, this

is to be confirmed by your legal advisor.







## FISHGUARD ROAD

LLANISHEN, CF14 5PS - £295,000



3 Bedroom(s)



1 Bathroom(s)



1084.00 sq ft

Situated on the charming Fishguard Road in the desirable area of Llanishen, Cardiff, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,084 square feet, the property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining.

The home features three inviting bedrooms, ideal for families or those seeking extra space for guests or a home office. The bathroom is thoughtfully designed, catering to the needs of contemporary living. The galley kitchen is modern and light and has all the usual features. Gas Hob, Electric Oven and a Freestanding Fridge/Freezer. The kitchen could very easily be knocked through into the living room, to create a slightly larger space, perfect for entertaining.

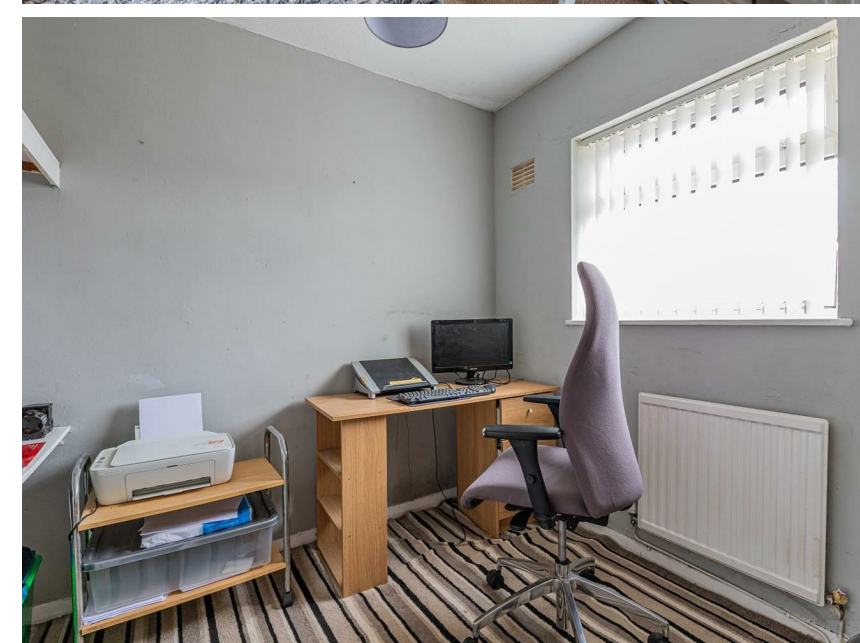
The side return has been converted into an additional Reception room, adding a huge amount of space. Its Currently being used as a bedroom. It works perfectly as an annex space, office or even a guest bedroom.

Outside, the property includes parking for one vehicle, ensuring ease of access and convenience. The garden is huge, and has plenty of room for a patio and a large lawn area. The property can be extended very easily. The location is particularly appealing, with local amenities, schools, and transport links within easy reach, making it an excellent choice for families and professionals alike.

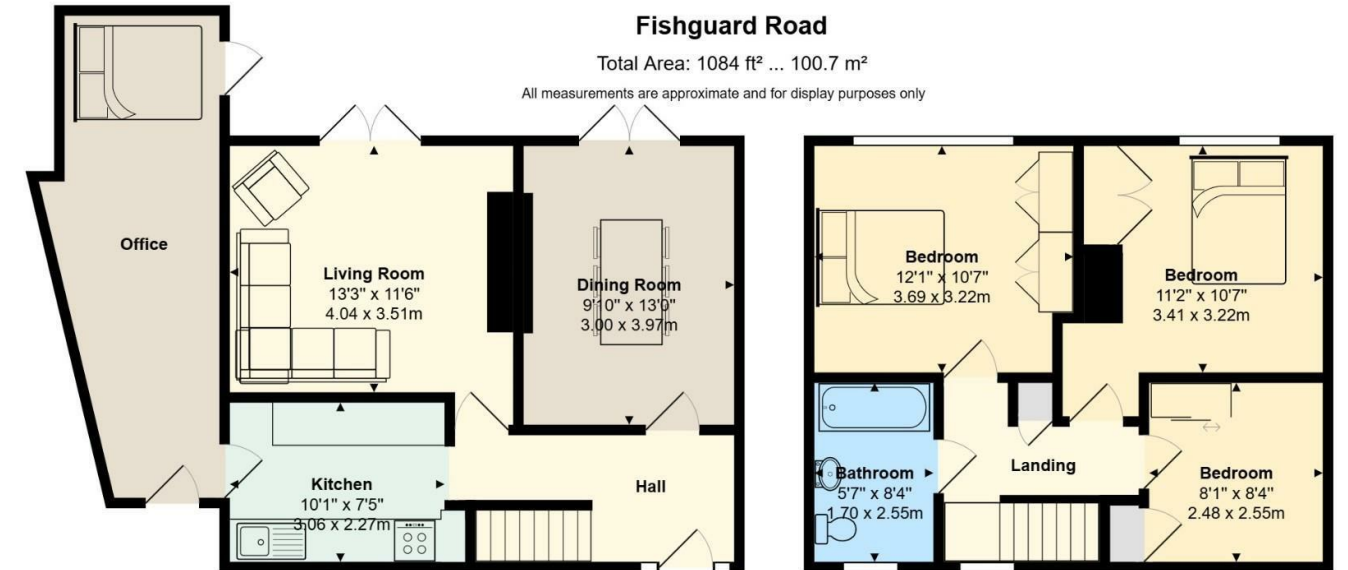
This property presents a wonderful opportunity to create a warm and welcoming home in a sought-after area of Cardiff. Whether you are looking to settle down or invest, this semi-detached house on Fishguard Road is certainly worth considering. Call the office on 02920 499680, and book your viewing today!

### PROPERTY SPECIALIST

Mr Ollie Vincent  
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029 20499680 extensi  
Senior valuer







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 