

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

FISHGUARD ROAD  
LLANISHEN







**HALL**  
4.05 x 1.84 (13'3" x 6'0")

**LIVING ROOM**  
2.94 x 3.93 (9'7" x 12'10")

**DINING ROOM**  
4.02 x 3.43 (13'2" x 11'3")

**KITCHEN**  
2.91 x 2.34 (9'6" x 7'8")

**PANTRY**

**UTILITY ROOM**  
1.76 x 4.7 (5'9" x 15'5")

**W.C**

**LANDING**  
2.74 x 1.7 (8'11" x 5'6")

**BATHROOM**  
1.71 x 2.52 (5'7" x 8'3")

**BEDROOM ONE**  
3.42 x 3.25 (11'2" x 10'7" )

**BEDROOM TWO**  
2.93 x 3.25 (9'7" x 10'7")

**BEDROOM THREE**  
2.49 x 2.52 (8'2" x 8'3")

**SCHOOL CATCHMENT**  
English medium primary catchment area is  
Coed Glas Primary School

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)

**TAX BAND**  
D







## FISHGUARD ROAD

LLANISHEN, CF14 5PP - £240,000



3 Bedroom(s)



1 Bathroom(s)



999.00 sq ft

On Fishguard Road in the desirable area of Llanishen, Cardiff, this semi-detached house presents a fantastic opportunity for those looking to renovate or invest. With three well-proportioned bedrooms, this property offers ample space for families or individuals seeking a comfortable home.

The house features a bathroom, providing essential amenities while allowing for personalisation and modernisation. The absence of a chain means that you can move forward with your plans without delay, making this an attractive prospect for both first-time buyers and investors.

The potential for renovation is significant, allowing you to tailor the space to your own tastes and requirements. Whether you envision a contemporary family home or a stylish rental property, the possibilities are endless.

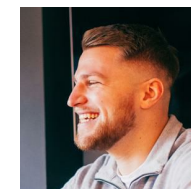
Situated in a vibrant community, Llanishen boasts excellent local amenities, including shops, schools, and parks, all within easy reach.

### PROPERTY SPECIALIST

Mr Max Tustin

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Sales Negotiator







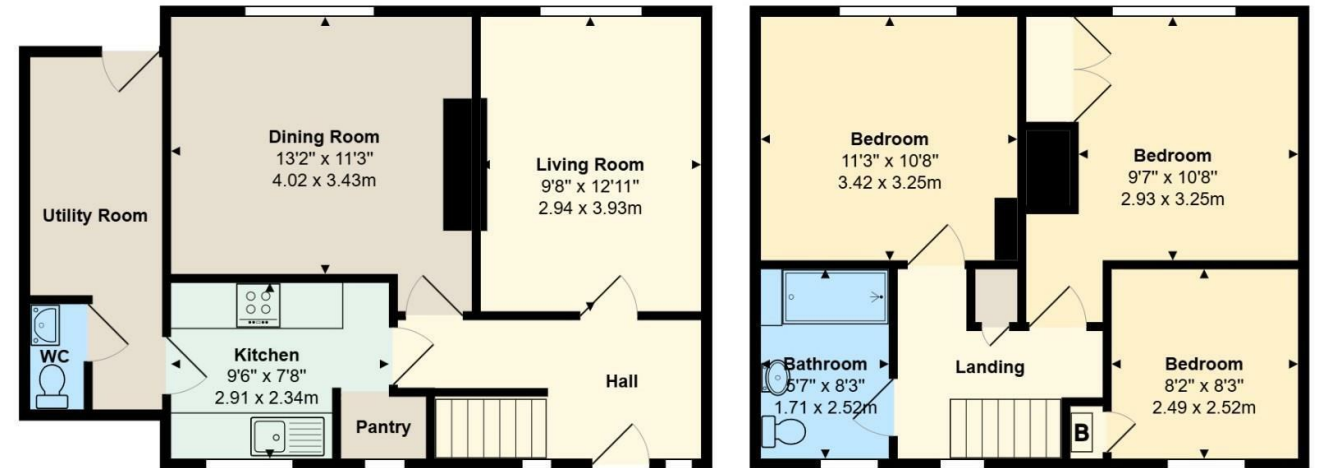
Fishguard Road, Llanishen, Cardiff



## Fishguard Road

Total Area: 999 ft<sup>2</sup> ... 92.8 m<sup>2</sup>

All measurements are approximate and for display purposes only



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC