

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HEATHBROOK
LLANISHEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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	

LOUNGE/DINER
4.85 x 7.79 (15'10" x 25'6")

KITCHEN
2.02 x 3.72 (6'7" x 12'2")

BEDROOM ONE
2.63 x 3.97 (8'7" x 13'0")

BEDROOM TWO
2.35 x 3.67 (7'8" x 12'0")

BEDROOM THREE
2.27 x 2.29 (7'5" x 7'6")

BATHROOM
1.99 x 1.91 (6'6" x 6'3")

GARDEN ROOM
3.73 x 2.73 (12'2" x 8'11")

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

Welsh medium primary catchment area is:
Ysgol Y Wern
Sylwer - Nid oes dalgylch 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

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

EPC
C



Comments by - Mr Ollie Vincent

HEATHBROOK

LLANISHEN, CF14 5FA - £300,000

3 bedrooms 1 bathroom(s) 927.00 sq ft

Nestled in the charming area of Heathbrook, Llanishen, Cardiff, this delightful semi-detached house offers a perfect blend of modern living and comfort. Spanning an impressive 927 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will be greeted by a tastefully decorated reception room that exudes warmth and style, providing a welcoming atmosphere for both relaxation and entertaining. The modern decor throughout the home enhances its appeal, ensuring a contemporary yet inviting environment.

The property features a well-appointed bathroom, designed with functionality in mind, catering to the needs of everyday life. The heart of the home is undoubtedly the private landscaped garden, a tranquil oasis perfect for outdoor gatherings, gardening enthusiasts, or simply enjoying a peaceful moment in nature.

Additionally, the convenience of off-road parking adds to the practicality of this residence, making it easy for you and your guests to come and go with ease.

This semi-detached house in Heathbrook is not just a property; it is a place where memories can be made. With its modern amenities and lovely outdoor space, it presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this charming house your new home.

PROPERTY SPECIALIST

Mr Ollie Vincent
ollie.vincent@jeffreygross.co.uk
029 20499680 extensi
Senior valuer

