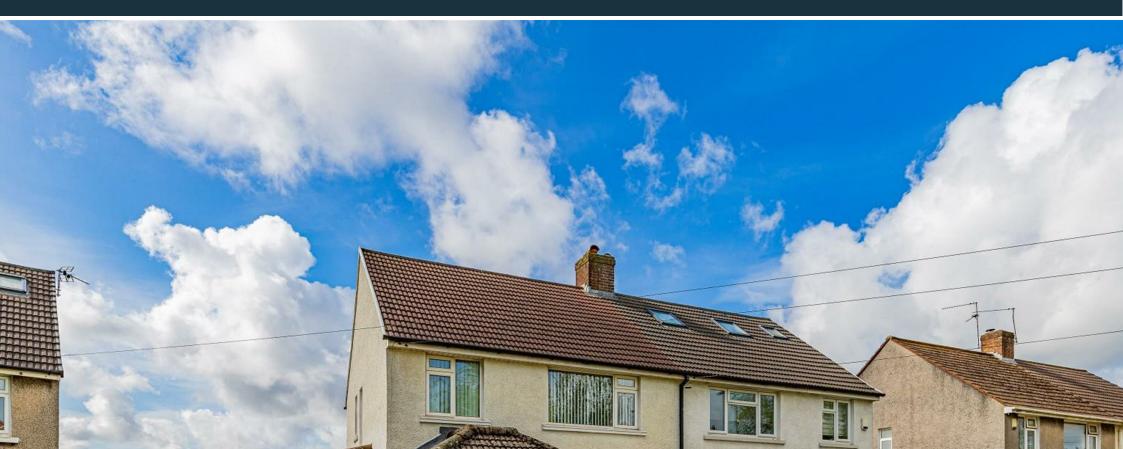
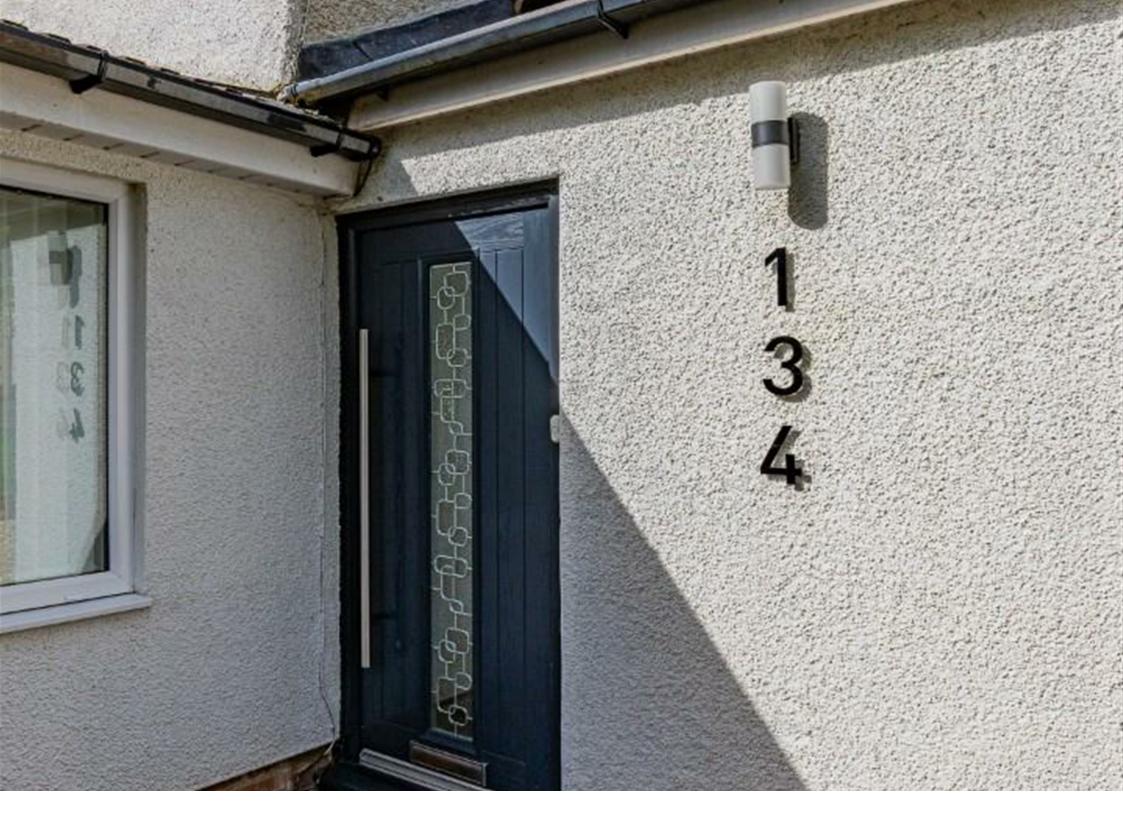
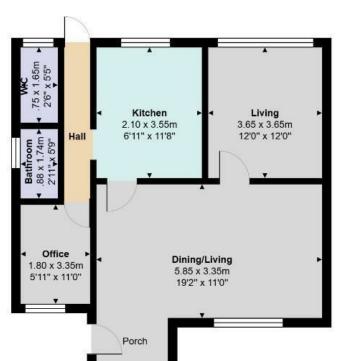
# JeffreyRoss

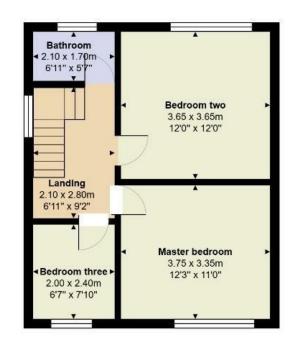
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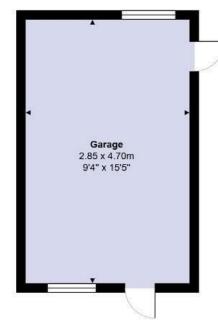
HEOL LLANISHEN FACH











134 Heol Llanishen Fach Total Area: 122.9 m<sup>2</sup> ... 1322 ft<sup>2</sup> All measurements are approximate and for display purposes only





### **HEOL LLANISHEN FACH**

, CF14 6RG - ASKING PRICE - £410,000



2 Bathroom(s)

1322.00 sq ft

Nestled in the desirable area of Heol Llanishen Fach in Cardiff, this semidetached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,322 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for families or those seeking a home office.

The house features two modern bathrooms, ensuring that morning routines run smoothly for everyone. The property is complemented by a driveway that accommodates parking for two vehicles, along with a garage for additional storage.

One of the standout features of this home is its excellent transport links, making commuting a breeze. Furthermore, it is situated within a great school catchment area, making it an ideal choice for families looking to provide their children with quality education.

This property presents a wonderful opportunity for those seeking a comfortable family home in a vibrant community. With its appealing layout and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful house your new home.

#### **PROPERTY SPECIALIST**

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





Porch Living/Dining **Bedroom three** 2.00 x 2.40 (6'6" x 7'10")

**Living/Dining** 5.85 x 3.35 (19'2" x 10'11")

**Living** 3.65 x 3.65 (11'11" x 11'11")

**Kitchen** 2.10 x 3.55 (6'10" x 11'7")

Hall

**W.C** 0.75 x 1.65 (2'5" x 5'4")

**Bathroom** 0.88 x 1.74 (2'10" x 5'8")

**Office** 1.80 x 3.35 (5'10" x 10'11")

**Landing** 2.10 x 2.80 (6'10" x 9'2")

**Bathroom** 2.10 x 1.70 (6'10" x 5'6") **Bedroom two** 3.65 x 3.65 (11'11" x 11'11")

Master bedroom 3.75 x 3.35 (12'3" x 10'11")

**Garage** 2.85 x 4.70 (9'4" x 15'5")

**School catchment** My English medium primary catchment area is Llanishen Fach Primary School (year 2024-25)

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

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

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

**Tax band** E

