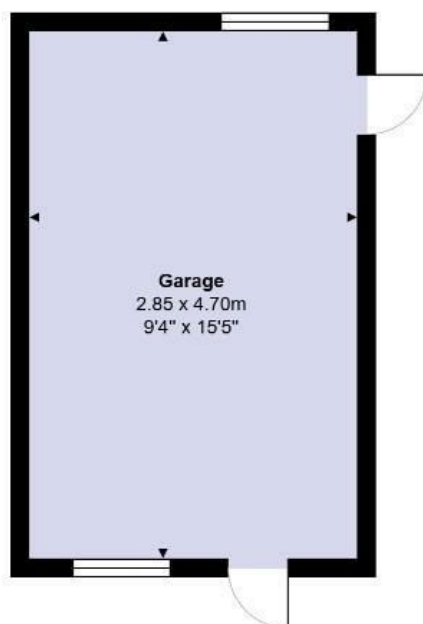
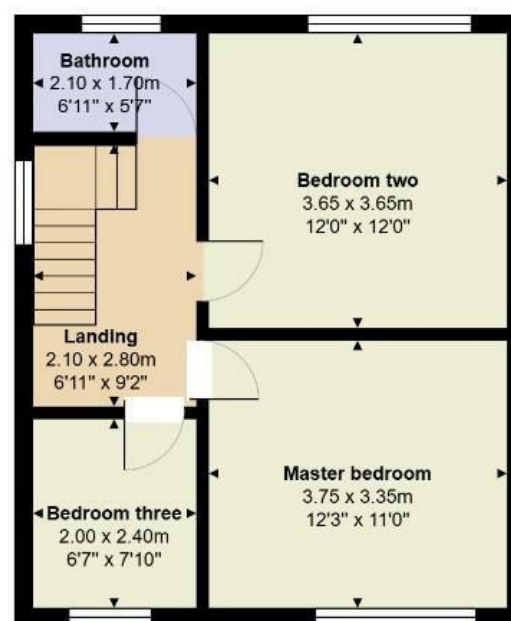
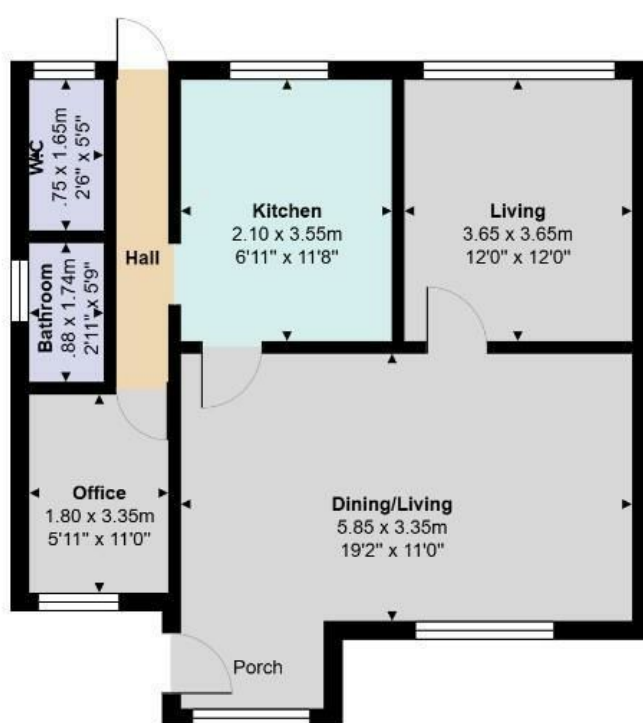


Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



HEOL LLANISHEN FACH



134 Heol Llanishen Fach
Total Area: 122.9 m² ... 1322 ft²
All measurements are approximate and for display purposes only



Comments by - Mr Max Tustin



HEOL LLANISHEN FACH

, CF14 6RG - ASKING PRICE - £410,000



3 Bedroom(s)



2 Bathroom(s)



1322.00 sq ft

Nestled in the desirable area of Heol Llanishen Fach in Cardiff, this semi-detached 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@jeffreygross.co.uk
Sales Negotiator



Porch	Bedroom three
Living/Dining	2.00 x 2.40 (6'6" x 7'10")
5.85 x 3.35 (19'2" x 10'11")	Bedroom two
Living	3.65 x 3.65 (11'11" x 11'11")
3.65 x 3.65 (11'11" x 11'11")	Master bedroom
Kitchen	3.75 x 3.35 (12'3" x 10'11")
2.10 x 3.55 (6'10" x 11'7")	Garage
Hall	2.85 x 4.70 (9'4" x 15'5")
W.C	School catchment
0.75 x 1.65 (2'5" x 5'4")	My English medium primary catchment area is Llanishen Fach Primary School (year 2024-25)
Bathroom	My English medium secondary catchment area is Whitchurch High School (year 2024-25)
0.88 x 1.74 (2'10" x 5'8")	My Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25)
Office	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)
1.80 x 3.35 (5'10" x 10'11")	Tax band
Landing	E
2.10 x 2.80 (6'10" x 9'2")	
Bathroom	
2.10 x 1.70 (6'10" x 5'6")	



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		63
(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





