



161 Heol Llanishen Fach

Llanishen, Cardiff, CF14 6RF

Asking Price £375,000

HARRIS & BIRT



Harris & Birt are pleased to offer to market this three/four bedroom property within the well regarded area of Llanishen, Cardiff. The property briefly comprises; entrance porch, entrance hall, living room, family/dining room, kitchen, sun room, WC, bedroom four/study and shower room to ground floor. It has two double bedrooms, one single bedroom, family bathroom and WC to first floor. The property is set back from the road by a large easy to maintain front garden which could easily be converted to a double driveway, and a beautifully maintained and mature rear garden. The property also benefits from off road parking with a driveway to the side of the property and single garage which has power and light. This property offers an abundance of potential to future buyers and is the perfect space for multigenerational living.

The property is situated within Llanishen, which is North of Cardiff, it has an abundance of amenities. The property is short walk from a local convenience store containing a post office, a cafe and local playing fields. The property is a short drive away from Parc Ty Glas industrial estate and Llanishen and Lisvane reservoirs. Llanishen train station is a short drive away which provide easy links into the city centre. The property is within a short drive of the City Centre and the M4 corridor. Cardiff City Centre has an abundance of amenities and local facilities including; shops both national and local, recreational facilities, cinemas, Cardiff International Arena and other theatres/entertainment venues. Cardiff's City Centre train station also provide links to other major cities including; Swansea, Newport, Bristol etc.



Accommodation

Ground Floor

Entrance Porch 6'5" x 3'2" (1.96m x 0.97m)

The property is entered via UPVC double glazed opaque vision panel front door with additional side vision panel. Opens into entrance porch with plenty of space for shoes and cloaks. Brick walls. Carpet floor. Skimmed ceiling. UPVC double glazed door enters through into entrance hall.

Entrance Hall 11'2" x 11'3" (3.40m x 3.43m)

Open entrance hall with skimmed walls and ceiling. Pendant ceiling light. Radiator. Carpet floor. Straight carpet staircase leading up to first floor landing. Doors communicating to living room, kitchen and family/dining room.

Living Room 12'2" x 12'7" (3.71m x 3.84m)

UPVC double glazed window to front elevation with sound proof glass. Skimmed walls. Coved and skimmed ceiling. Carpet floor. Pendant ceiling light. Gas coal effect fire with marble surround and hearth. Dado rail. Radiator. Two wall lights.

Family Room/Dining Room 11'2" (max) x 20'9" (3.40m (max) x 6.32m)

UPVC double glazed window overlooking the pretty rear garden. Skimmed walls. Coved and skimmed ceiling. Pendant ceiling light. Carpet floor. Radiator. Gas coal effect fire with marble hearth and stone surround.

Kitchen 8'0" x 16'2" (2.44m x 4.93m)

Range of wall and base units in a white finish with brass handles set under and over a marble effect worksurface. Features to include four ring gas hob with electric fan oven under and extractor fan over. Integrated fridge behind matching decor panel. Integrated freezer behind matching decor panel. Washing machine set under counter behind matching decor panel. Tiled splashbacks. UPVC double glazed window to side elevation. Skimmed walls. Coved and skimmed ceiling. Radiator. Pendant ceiling light. Terracotta tiled floor. Door through to sunroom.

Sunroom 11'11" x 8'4" (3.63m x 2.54m)

Good size additional living space offering plenty of natural light via UPVC double glazed windows to side elevation. Continuation of Terracotta tiled floor. Skimmed walls. Power and light. Conservatory has been recently fitted with UPVC roof. Doorway through to WC.

WC

Two piece suite in white comprising low level dual flush WC and wall hung wash hand basin. Tiled splash back. Skimmed walls and ceiling. UPVC double glazed opaque window to side elevation. Pendant ceiling light. Tiled floor.

Bedroom Four/Study 11'0" x 15'6" (3.35m x 4.72m)

An adaptable space that could be easily used as a forth bedroom with UPVC double glazed window overlooking front with sound proof glass. Skimmed walls and ceiling. Pendant ceiling light. Wood effect Vinyl floor. Radiator. Doorway through into shower room. UPVC double glazed sliding door leading out onto rear terrace.

Shower Room 5'9" x 2'8" (1.75m x 0.81m)

Two piece suite in white comprising shower cubicle behind sliding shower screen with hand held shower fitment, wall hung wash hand basin with vanity unit under. Skimmed walls and ceiling. Pendant ceiling light. Extractor fan. Tiled floor.

First Floor

Landing 12'2" x 6'9" (3.71m x 2.06m)

Straight carpet staircase leads to open landing with skimmed walls and ceiling. UPVC double glazed window to side elevation. Carpet floor. Doors communicating to all first floor rooms.

Master Bedroom 12'2" x 12'8" (3.71m x 3.86m)

UPVC double glazed sound proof window to front elevation. Papered walls and textured ceiling. Pendant ceiling lights. Radiator. Carpet floor.

Bedroom Two 11'2" x 12'8" (3.40m x 3.86m)

Another good sized double bedroom with UPVC double glazed windows overlooking pretty rear gardens. Part

papered walls with further skimmed walls and papered ceiling. Built in double wardrobe with further built in storage above. Radiator. Carpet floor. Pendant ceiling light.

Bathroom 8'0" x 9'3" (2.44m x 2.82m)

Three piece suite in cream comprising corner bath cubicle with brass hot and cold mixer tap and separate shower head fitment, corner shower cubicle with electric Triton shower and separate shower head attachment. Fully tiled walls. Skimmed ceiling. Carpet floor. Storage cupboard housing Worcester gas boiler, newly fitted by the resent owner. Radiator. Pendant ceiling light. UPVC double glazed opaque window to side elevation. Access to loft via hatch.

WC

One piece suite comprising WC in white with skimmed walls and ceiling. Pendant ceiling light. Carpet floor. UPVC double glazed opaque window to side elevation.

Bedroom Three 7'0" x 10'11" (2.13m x 3.33m)

Good size single bedroom. Skimmed walls. Coved and papered ceiling. Carpet floor. UPVC double glazed window overlooking front garden. Radiator. Pendant ceiling light.

Outside

The property is set back from the road via dwarf wall front garden laid to tarmac with a pretty circular design with steps that lead up to entrance porch. Good sized space which could easily be converted into a driveway. To the rear garden is a large area of patio slabs which can be accessed via sunroom or bedroom four. The garden is easily maintained with mature flora and former. Steps leading to small parcel of laid to lawn area. Further area laid to slate style chippings. To the rear of the garden there is a doorway which enters into single garage with power and light. Up and over garage door leads out to side driveway. Further pedestrian door leads out to tarmac driveway which can also be accessed from side of the property. The garden is made private via dwarf wall to side and picket fence surrounding the property.

Services

The property is serviced by mains gas, electric, water and drainage.







GROSS INTERNAL AREA
 FLOOR 1: 1022 sq. ft, FLOOR 2: 578 sq. ft
 TOTAL: 1600 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

67 High Street, Cowbridge, CF71 7AF
 01446 771777 cowbridge@harrisbirt.co.uk

359 Caerphilly Road, Cardiff, CF14 4QF
 02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507
 You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

