



£499,000

Heol Hir, Llanishen, Cardiff

David Ricketts & Co are pleased to present for sale this spacious three-bedroom detached bungalow set on a generous plot along the ever-popular Heol Hir in Llanishen. Well positioned just a short walk from Llanishen Village, this property offers a fantastic location with convenient access to local shops, cafes, schools and transport links.

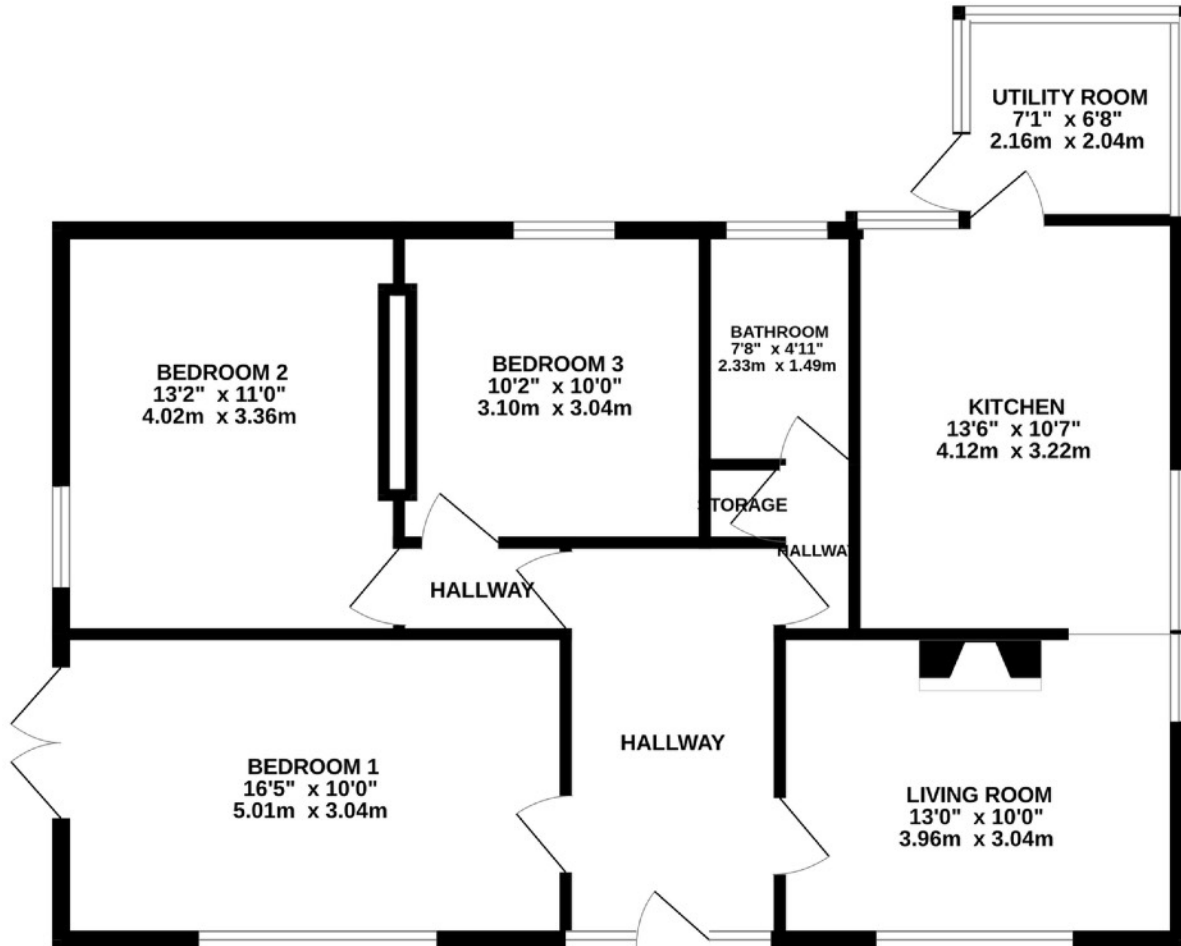
David
Ricketts

887 sq.ft

For Sale

-
- **3 Double Bedrooms**
 - **Generously Sized Rear Garden**
 - **Large Driveway**
 - **Just A Short Walk From Llanishen Village**

GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The accommodation includes three well-proportioned bedrooms and a flexible layout, ideal for families or those looking for single-level living with room to grow. The property benefits from a good-sized garden, off-road parking, garage and plenty of potential to tailor the space to suit a range of needs.

Llanishen High School, local primary schools, and green spaces are all close by, while excellent public transport connections including nearby train and bus services making commuting into Cardiff and beyond straightforward. This bungalow offers an excellent opportunity in a sought-after residential neighbourhood.















Results for the area within 10 metres of: 25, HEOL HIR, LLANISHEN, CARDIFF, CF14 5AA

**Very
low risk**

Flooding from rivers

Risk less than 0.1% chance each year

[More about very low risk from rivers](#)

**Very
low risk**

Flooding from the sea

Risk less than 0.1% chance each year

[More about very low risk from the sea](#)

**Low
risk**

Flooding from surface water and small watercourses

Risk between 0.1% and 1% chance each year

[More about low risk from surface water and small watercourses](#)

Local Authority [Cardiff](#)

**Local authority
reference number** 32108000124000250

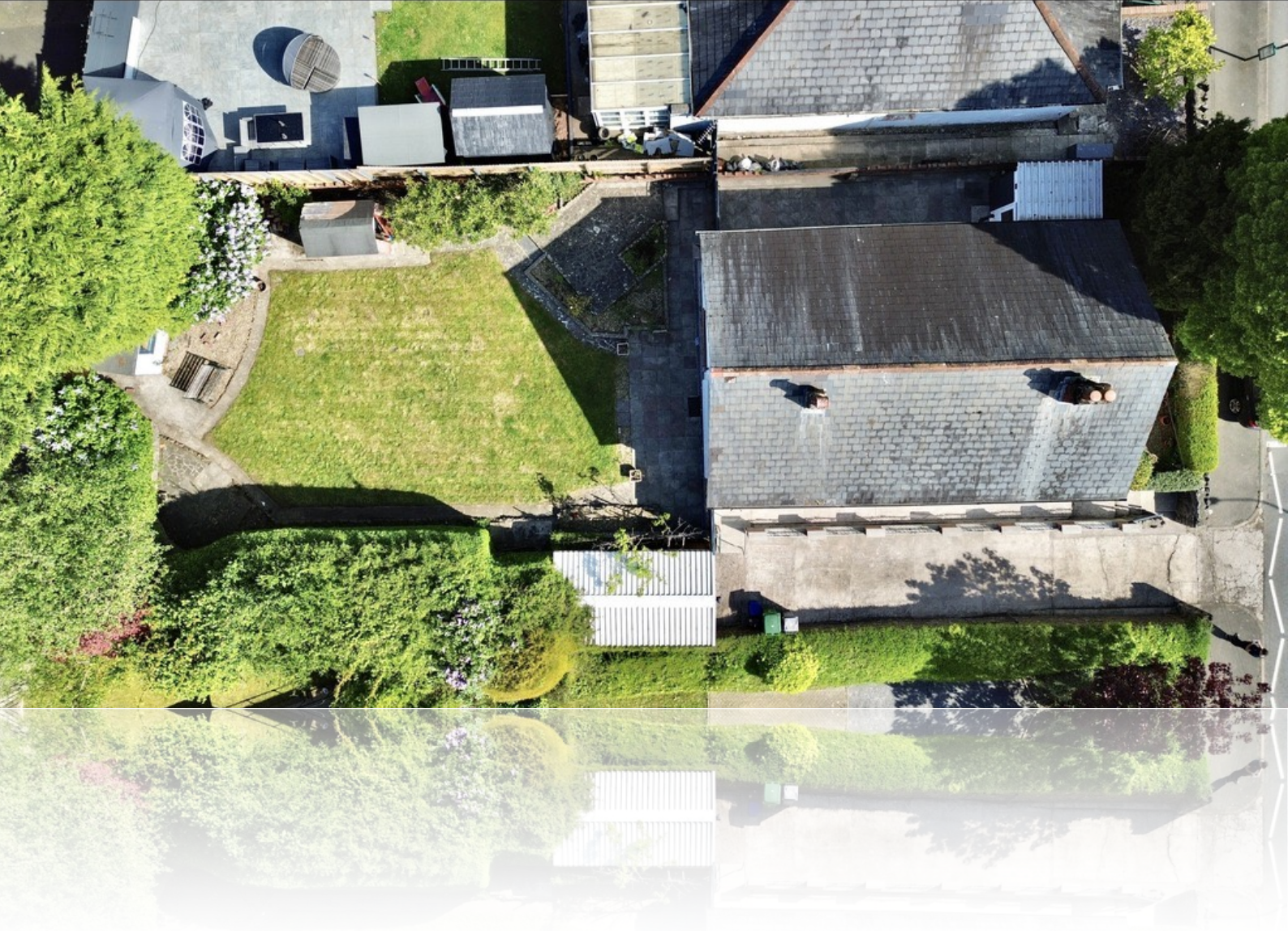
Council Tax band E

**Improvement
indicator** No

With effect from 1 April 2005

Mixed-use property No

Court code None



For further information or to book a viewing please contact us on **02920 611 333**
or email us at **admin@davidricketts.co.uk**

**David
Ricketts**

