

WRIGHTS.

24 Templeton Avenue, Llanishen

Cardiff

Guide Price £375,000



24 Templeton Avenue

Llanishen, Cardiff

Rare 4-bed semi in Llanishen with 2 bathrooms, driveway, garage, low-maintenance garden. Catchment for top schools, near station & shops. Spacious rooms, sociable layout, ready for family life.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi-detached with kerb appeal
- Four double bedrooms & two modern bathrooms
- Newly fitted roof
- Generous living/dining plus conservatory
- Low-maintenance, private rear garden
- Plenty of parking & garage
- School catchment: top local options
- Minutes from local shopping & refreshments
- Commutes & transport – fully connected
- Local lifestyle & leisure on tap



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Porch

4' 11" x 6' 7" (1.50m x 2.00m)

Handy entrance space with room for coats and shoes, leading into the main hallway.

Living Room

12' 2" x 18' 4" (3.70m x 5.60m)

A generous reception room with a feature fireplace, and plenty of space for family seating.

Dining Room

9' 2" x 18' 4" (2.80m x 5.60m)

Open plan to the kitchen, creating a great space for entertaining and family meals.

Kitchen

6' 7" x 9' 10" (2.00m x 3.00m)

Fitted with wall and base units, integrated oven and hob, and open access to the dining room and utility. Natural light flows through from the adjoining conservatory.

Utility Room

5' 7" x 6' 7" (1.70m x 2.00m)

Practical laundry and storage space.

Downstairs Bathroom

4' 11" x 5' 7" (1.50m x 1.70m)

Ground floor shower room with WC and basin – ideal for guests or busy family life.

Conservatory

8' 10" x 10' 6" (2.70m x 3.20m)

A light-filled space overlooking the garden – perfect for relaxing or as an extra dining area.

Bedroom 1

10' 10" x 11' 10" (3.30m x 3.60m)

Double bedroom with built-in storage.

Bedroom 2

8' 2" x 10' 2" (2.50m x 3.10m)

Generous double bedroom with rear garden views.

Bedroom 3



FRONT GARDEN

Neat lawned garden with established shrubs and a pathway to the front door. A wide driveway to the side provides ample off-road parking and leads to a detached garage.

REAR GARDEN

A low-maintenance garden laid with artificial lawn, bordered by colourful planting and mature shrubs. At the far end, a decked seating area with a gazebo creates the perfect space for entertaining, alongside a hot tub and BBQ area. The garden is enclosed for privacy.

GARAGE

Single Garage

Detached single garage with up-and-over door, accessed via the driveway.

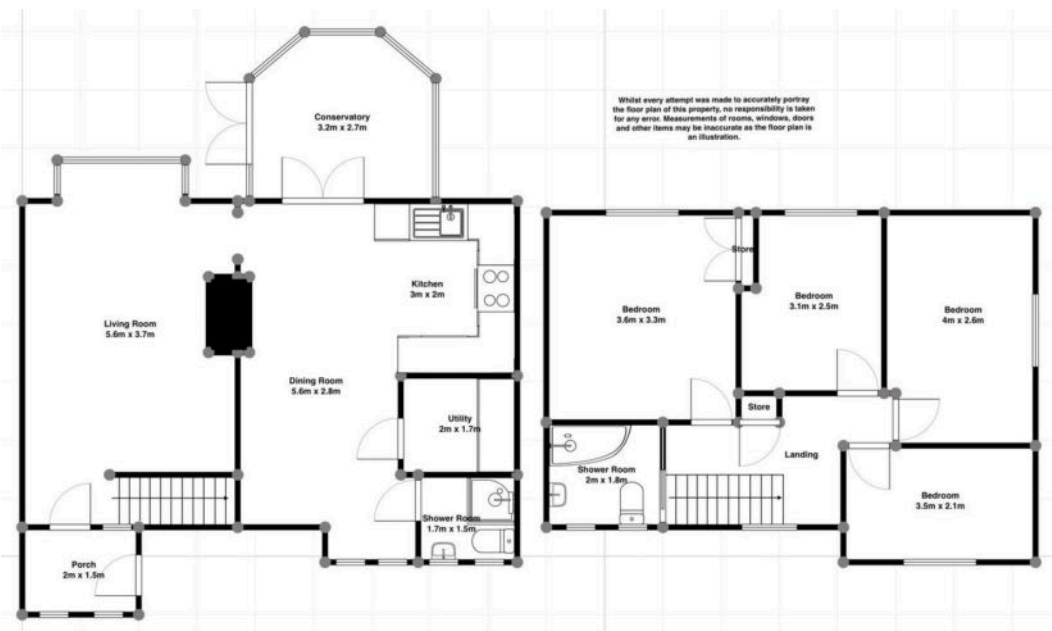
DRIVEWAY

3 Parking Spaces

A long driveway provides off-road parking for at least two vehicles, in addition to a detached single garage.









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