



96 Heol Hir
Llanishen | Cardiff | CF14 5AD

FINE & COUNTRY

STEP INSIDE

96 Heol Hir

Welcome to 96 Heol Hir, an elegant and thoughtfully extended bay-fronted, three-bedroom semi-detached home located in the sought-after area of Llanishen, Cardiff. Boasting a rear extension that transforms the living space into a bright and inviting open-plan layout, ample driveway parking, and a private rear garden, this charming property offers an ideal home for families. With a tasteful blend of character and modern convenience, it promises comfortable living in one of Cardiff's most desirable suburbs.

Step Inside

As you enter the home through the welcoming hallway, you'll immediately notice the beautiful parquet wood flooring that adds warmth and charm. To the front of the property, a cosy reception room features a decorative fireplace and a bay window, creating the perfect retreat to unwind after the children have gone to bed – as the current owners fondly mention. There is also a second reception room with its own fireplace, which opens seamlessly into the extended part of the house.

The heart of the home lies in the open-plan kitchen, living, and dining area, complete with a central island, integrated sink, wine fridge, and plentiful storage. The kitchen, fitted just three years ago, is a modern space ideal for entertaining and everyday family life. A separate utility room adds further convenience, while patio doors lead directly out to the garden.

An additional versatile room, once used as a bedroom/annexe, now serves as a home office or playroom, giving buyers the freedom to configure the space to suit their needs. Completing the downstairs layout is a practical WC, tucked away off the hallway.

Upstairs, the family bathroom offers a shower-over-bath, catering to busy mornings and relaxing evenings alike. The three bedrooms are generously sized, with the principal bedroom boasting a bay window and decorative fireplace. The second bedroom benefits from built-in wardrobes, while the third room provides a flexible space for a child's bedroom or guest room.











STEP OUTSIDE

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Outside, the property offers parking for three vehicles on the driveway, with the added bonus of a garage and side access to the rear garden. The rear garden enjoys a sunny, southerly aspect and benefits from complete privacy, backing onto open playing fields. Designed with outdoor living in mind, the garden includes a decked area, a patio perfect for summer dining, and a large lawn area – ideal for children to play or to host summer gatherings.

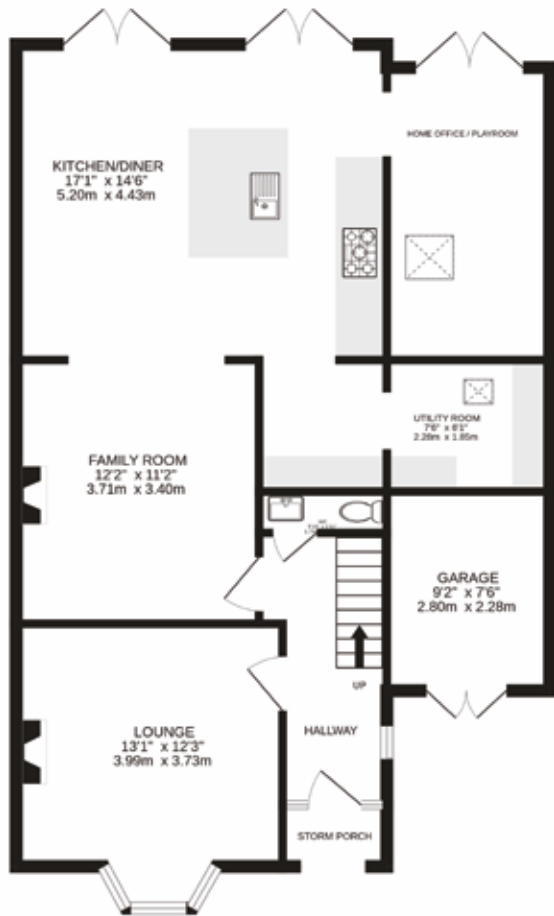
Location

Situated in the highly desirable area of Llanishen, 96 Heol Hir benefits from excellent amenities and transport links. Llanishen High School, known for its strong reputation, is only a short walk away, making the property perfect for families. For those needing to commute, regular bus services and Llanishen train station are conveniently close by, offering easy access to Cardiff city centre. The property is also well connected to the M4, making travel to surrounding areas simple and efficient. With parks, shops, and cafes nearby, Llanishen is a thriving community and a fantastic place to call home.

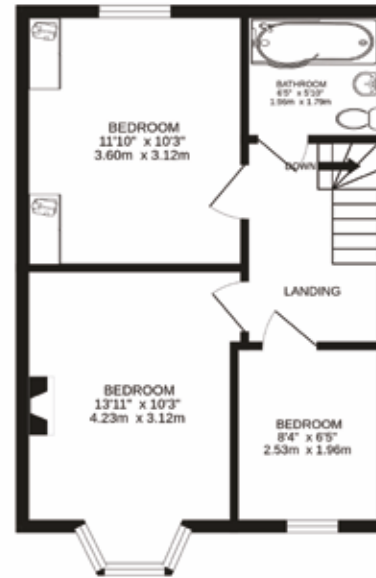
This well-presented family home is not just a house but a lifestyle opportunity, offering flexible living spaces, modern upgrades, and a prime location. Arrange a viewing today to see all that 96 Heol Hir has to offer.



GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.

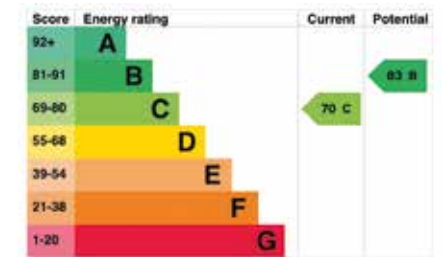


1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Tenure: Freehold
Council Tax Band: G



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