

JENKINS & BAILEY



## 2A Edgehill Avenue Llanishen

£340,000

Freehold

Set on the desirable Edgehill Avenue in Llanishen, this immaculately presented 3-bed semi-detached home combines timeless charm with modern comfort. Positioned on a quiet, resident-only street with peaceful green views, it's ideally located near excellent travel links, shops, parks, and top-rated schools—including a highly sought-after Welsh-medium.

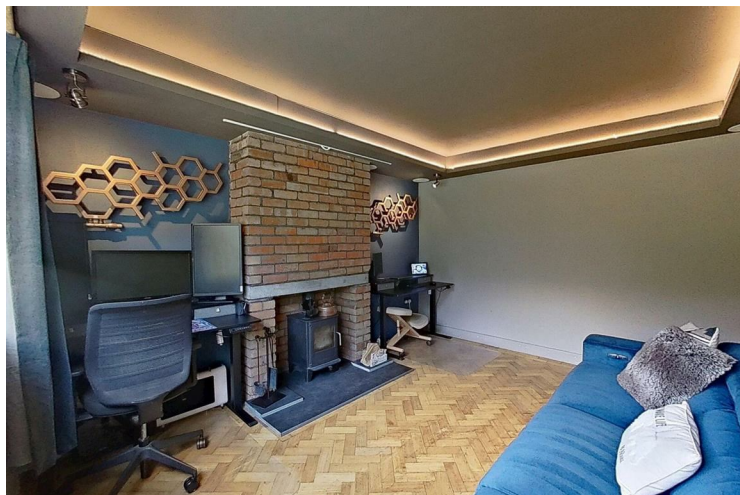
Inside, the spacious porch and bright hallway lead to a stylish living room with exposed brick fireplace, ambient lighting, asymmetrical designer radiators, and a built-in projector—perfect for cosy movie nights. The adjoining reception/dining room, with original parquet flooring and fireplace, offers flexible family space. A traditional kitchen features dark glossy worktops, breakfast bar, ample storage, and views onto the wrap-around garden. An additional rear porch and W/C cloakroom complete the ground floor.

Upstairs, a bright, airy landing offers plenty of potential for future loft conversion, giving way to a family bathroom with separate bath and shower, and three generously sized double bedrooms. The smallest features dual windows, mirrored wardrobes, and original floorboards—ideal for a guest or child's room. A creative boys' room highlights ceiling height with built-in bunk and climbing wall, while

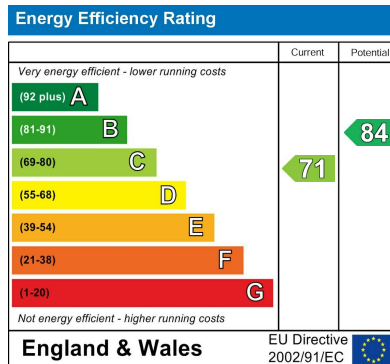
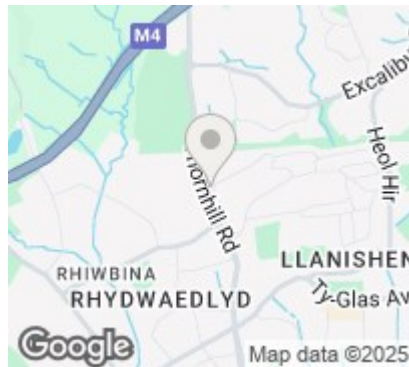




- Prime Location • 3 Double Bedrooms • Driveway & Garage • Nearby Shops, Parks, and Public Transport Links • Large Plot • Generously Sized Interiors







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Jenkins and Bailey  
9 Cherrydown Close  
Thornhill  
CF14 9DJ

02920214545  
sales@jenkinsandbailey.co.uk  
<https://www.jenkinsandbailey.uk/>

**JENKINS & BAILEY**

