



**Fishguard Road, Llanishen CARDIFF CF14 5PS**

**welcome to**

**Fishguard Road, Llanishen CARDIFF**

Within easy reach of local amenities and schools is this spacious modern three bedroom semi-detached home in Llanishen. With a large rear garden, two reception rooms and driveway to the front this is an excellent choice for families and first buyers.



**Entrance Hall**

Stairs leading to the first floor, radiator

**Living Room**

14' 7" max x 13' max ( 4.45m max x 3.96m max )  
Double glazed window to the front, radiator

**Dining Room**

9' 10" x 8' 6" ( 3.00m x 2.59m )  
Double glazed double doors to the rear garden,  
radiator

**Kitchen**

10' max x 10' 9" ( 3.05m max x 3.28m )  
Range of wall and base units, work surfaces, dual  
sink, electric hob and oven, cooker hood, double  
glazed window to rear, space for white goods, access  
to dining area

**Utility Area**

Accessed via the kitchen and doors leading to the  
front and rear, built in cupboard, space for white  
goods

**Landing**

Built in storage, double glazed window to side

**Bedroom One**

14' 8" x 8' 6" ( 4.47m x 2.59m )  
Built in wardrobe, radiator, double glazed window to  
rear

**Bedroom Two**

11' 11" x 10' 9" ( 3.63m x 3.28m )  
Built in wardrobe, radiator, double glazed window to  
front

**Bedroom Three**

9' 1" x 7' 10" ( 2.77m x 2.39m )  
Built in wardrobe, radiator, double glazed window to  
front

**Bathroom**

Three piece suite comprising: Bath with shower  
over, wash basin, low level w/c, radiator, obscured  
double glazed windows to side

**Front Garden**

Hard stand, laid to lawn path to front door

**Rear Garden**

Enclosed garden to rear, mostly laid to lawn with a  
selection of shrubs, green house, patio, outside tap.



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## Fishguard Road, Llanishen CARDIFF

- Semi-Detached Home In Llanishen Near To Transport Links And Local Schools
- Three Well-Proportioned Bedrooms
- Two Bright Reception Rooms
- Separate Kitchen With Access To Utility Area
- Off road parking

Tenure: Freehold EPC Rating: D

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTC109166 - 0013

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