









# welcome to

# Fishguard Road, Llanishen CARDIFF

Conveniently located close to 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-time 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 compromising: 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
- Three Well-Proportioned Bedrooms
- Two Reception Rooms, Kitchen, and Utility Area
- First Floor Bathroom with Three Piece Suite
- Driveway And Front Garden

Tenure: Freehold EPC Rating: D

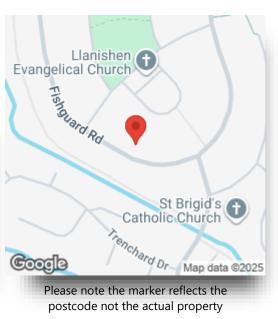
Council Tax Band: D

# £290,000









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