



1a Heol Gwyndaf, Llanishen Cardiff CF14 5QB

welcome to

1a Heol Gwyndaf, Llanishen Cardiff

A modern detached three-bedroom home in Llanishen, ideally located near to local amenities. Featuring a bright lounge with patio doors to the enclosed garden, a spacious kitchen-diner, family bathroom, a downstairs toilet. This well-presented home is perfect for families and first-time buyers!



Entrance Hall

Tiled floor, stairs to first floor

Downstairs Wc

Toilet, sink, heated towel rail, extractor fan, obscured double glazed window to front

Lounge

12' 2" x 9' 7" (3.71m x 2.92m)

Double glazed window to front, radiator, double glazed patio doors to side, wood effect flooring,

Kitchen/Diner

19' 7" max x 10' 1" max (5.97m max x 3.07m max)

Radiator, tiled floor, double glazed window to side and rear, combi boiler, wall and base unit, built in cupboard, space for fridge freezer, dual sink with drainer, electric hob, fan assisted oven, extractor hood and fan

Landing

Doors to all first-floor rooms, carpet, loft hatch

Bedroom One

11' 2" x 11' 2" (3.40m x 3.40m)

Double glazed window to front and side, radiator, carpet

Bedroom Two

10' 8" x 8' 9" (3.25m x 2.67m)

Double glazed window to side, radiator

Bedroom Three

8' 1" x 7' 8" (2.46m x 2.34m)

Double glazed window to front, radiator

Bathroom

Bath with overhead shower, part tiled, heated towel rail, sink, toilet, tiled floor, obscured window to side

Front/Side Garden

Enclosed with fencing, paved path, grass area, drive to side.



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welcome to

1a Heol Gwyndaf, Llanishen Cardiff

- Three-bedroom detached home in Llanishen
- Close to local shops, schools, and transport links
- Bright lounge with patio doors opening to private garden
- Spacious kitchen-diner ideal for family meals and entertaining
- Driveway to side of the property

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in the region of

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109606 - 0008

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