

02920 204 555

Homes House, Suite 9 & 10
253 Cowbridge Road West
Cardiff, CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Johnston Road
Llanishen, Cardiff
CF14 5HJ

Offers Over £350,000
Freehold

Johnston Road, Llanishen, Cardiff, CF14 5HJ

- NO CHAIN
- EXTENDED
- LARGE DRIVEWAY
- SOLAR PANELS/FEED-IN TARIFF SCHEME
- 4-BEDROOMS
- MODERN KITCHEN
- LARGE PLOT
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



NO CHAIN - EXTENDED 4-BEDROOM SEMI-DETACHED FAMILY HOME - SUBSTANTIAL CORNER PLOT - SOLAR PANELS - FRONT & REAR GARDENS - LARGE DRIVEWAY - MULTIPLE RECEPTION ROOMS inc. SUNROOM - DOWNSTAIRS WC/SHOWER - SECURE STORAGE AREA - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING – FREEHOLD

MR Homes are delighted to represent our client in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this extended 4-bedroom semi-detached family home which sits on an enviable corner plot in a highly-desirable location. The property benefits from **Solar Panels** which are owned outright by the current vendor and are part of the **Feed-in Tariff (FIT) scheme** whereby householders receive payments for the electricity generated by eligible installed systems, in this case, the Solar Panels. There is a **large driveway** laid to concrete which offers off-street parking for multiple vehicles. There are also **attractive front and rear gardens**. The rear of the property has a Sunroom which leads out onto a raised terrace area with lovely views of the rear garden. The property is within close proximity of lovely green spaces including **Green Belt West and Llanishen Park**. The property is also well serviced by local supermarkets, pharmacies, **Ty Glas Retail Park** and **Llanishen Leisure Centre** as well as locals schools and transport links into the city and beyond.

Tenure: Freehold EPC Rating: C Council Tax Band: D Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile coverage.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD **WWW.MR-HOMES.CO.UK**



Outside Front

Corner plot; large driveway laid to concrete; steps capped with paving slabs lead to porch entrance; raised front garden laid to lawn with mature trees and hedges; front garden at driveway level laid to lawn with mature shrubs and hedges.

Entrance Porch

5' 3" x 11' 1" (1.60m x 3.38m)

Access via uPVC front door with obscured DG panels; tiled flooring; uPVC DG window to front; uPVC obscured DG window to side

Entrance Hall

5' 11" MAX x 12' 11" (1.80m x 3.93m)

Accessed via uPVC front door with obscured DG panels; laminate wood flooring; radiator; under stairs storage; access to both Reception Rooms; timber framed window with single pane obscured glass to Entrance Porch; stairs rise to First Floor

Living Room

13' 1" x 9' 11" (3.98m x 3.02m)

Laminate wood flooring; radiator; feature fireplace; uPVC sliding patio doors provide access to Sunroom

Sunroom

9' 1" x 8' 4" (2.77m x 2.54m)

uPVC construction; tiled flooring; uPVC DG sliding door provides access to raised Terrace

Reception Room

19' 4" x 13' 6" MAX (5.89m x 4.11m)

Partly carpeted, partly laid to laminate flooring; radiator; electric fireplace; under stairs cupboard; cupboard housing electrics; 2 x storage cupboards; dual aspect: uPVC DG window to front, uPVC DG window to rear

Kitchen

12' 9" x 9' 5" MAX (3.88m x 2.87m)

Carpeted steps lead down into Kitchen; tiled flooring; modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with half bowl, draining board and mixer tap; integrated Beko 4-ring electric hob; integrated electric fan-assisted over; Ferroli Moderna 27C HE combi boiler; space and plumbing for washing machine; space and plumbing for dishwasher; access to Guest WC/Shower; uPVC obscured DG back door provides access to Rear Garden

Guest WC/Shower

2' 11" x 5' 5" (0.89m x 1.65m)

Tiled flooring; partly tiled walls; WC; electric shower

First Floor Landing

Carpeted; storage cupboard; access to all Bedrooms and Family Bathroom; loft hatch with pull-down ladder; uPVC obscured DG window to front

Bedroom 1

15' 10" x 9' 5" (4.82m x 2.87m)

Carpeted; radiator; dual aspect uPVC DG window to front and to rear

Bedroom 2

10' 11" x 11' 4" (3.32m x 3.45m)

Carpeted; radiator; built-in cupboards; uPVC DG window to rear

Bedroom 3

10' 9" x 10' 7" (3.27m x 3.22m)

Carpeted; radiator; uPVC DG window to rear

Bedroom 4

8' 4" x 8' 1" (2.54m x 2.46m)

Carpeted; radiator; over stairs cupboard; uPVC DG window to rear

Family Bathroom

5' 6" x 5' 7" (1.68m x 1.70m)

Tiled flooring; partly tiled walls; vanity unit with integrated sink with mixer tap and tiled splash back; panelled bath with jacuzzi jets, mixer tap with shower attachment and mains powered shower over; chrome ladder-style radiator; extractor fan; uPVC obscured DG window to front

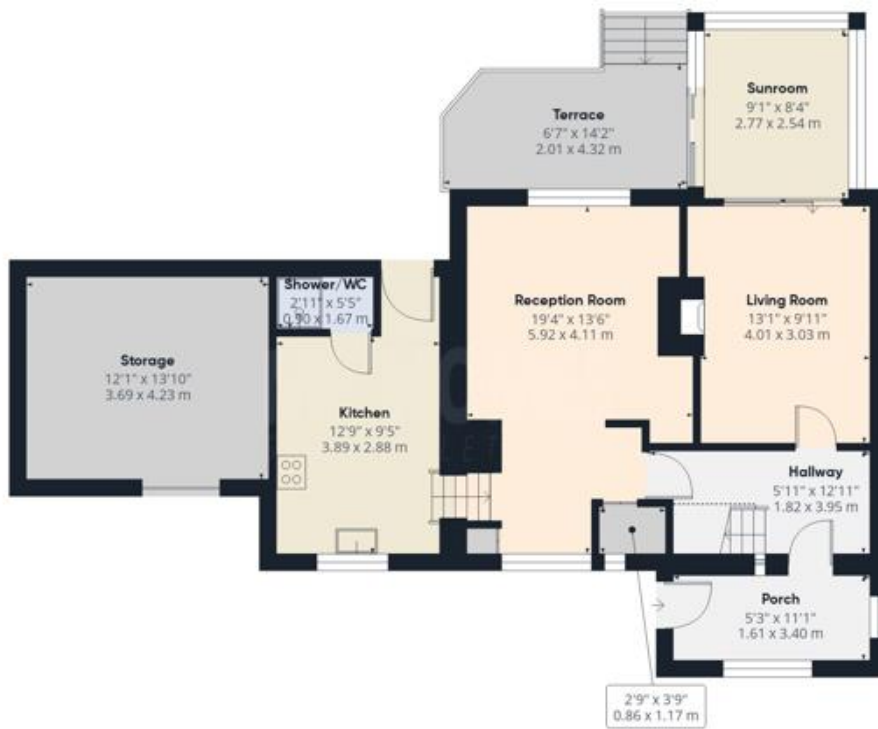
Rear Garden: Path laid to paving slabs leads to storage shed; raised terrace seating area; area laid to lawn **Shed** 7' 11" x 10' 7" (2.41m x 3.22m)

Storage

12' 1" x 13' 10" (3.68m x 4.21m) Accessed via manual roller shutter door; concrete flooring; electrics



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0 Building 1



Floor 1 Building 1

Approximate total area: 1,456 ft² / 135.4 m²

Approximate terrace area: 109 ft² / 10.1 m²

Reduced headroom: 13 ft² / 1.2 m²

Calculations reference the RICS IPMS 3C standard.
Measurements are approximate and not to scale.
This floor plan is intended for illustration only

CARDIFF & THE VALE

Homes House
Suite 9 & 10
253 Cowbridge Road West
Cardiff
CF5 5TD

02920 204 555