



Ty Glas Avenue

| Llanishen | Cardiff | CF14 5DX



# TY GLAS AVENUE

Guide Price £290,000



Welcome to this semi-detached house located on Ty Glas Avenue in the sought-after area of Llanishen, Cardiff. Ty Glas Avenue is known for its convenience, with local amenities, schools, and parks all within easy reach. This property would be a great first time purchase or investment.

The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen/utility room, sitting room and family room/ fourth bedroom and shower room to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property also benefits from an enclosed rear garden.

Don't miss out on the opportunity to make this lovely house your new home in Cardiff. Book a viewing today and experience the charm and comfort that this property has to offer.

[Entrance Hall](#)

[Lounge](#)

[Dining Room](#)

[Kitchen/ Utility Room](#)

[Sitting Room](#)

[Family Room/ Bedroom  
Four](#)

[Shower Room](#)

[First Floor](#)

[Bedroom One](#)

[Bedroom Two](#)

[Bedroom Three](#)

[Family Bathroom](#)

[Rear Garden](#)

[Additional Information](#)

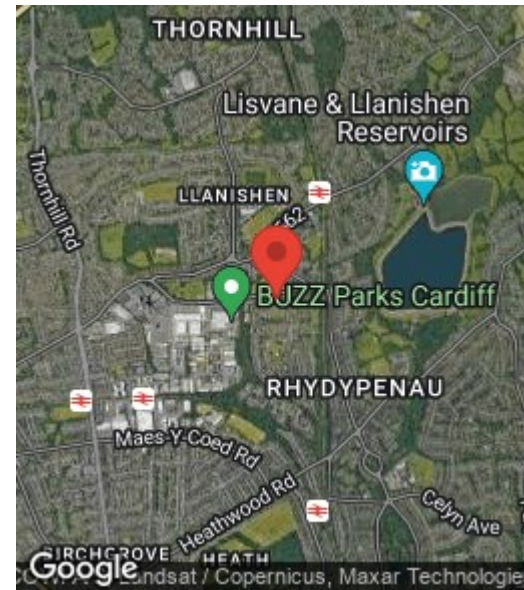
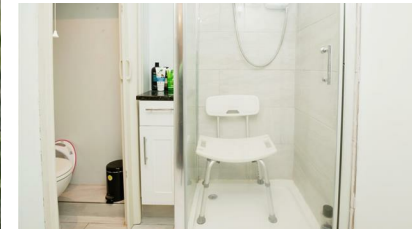
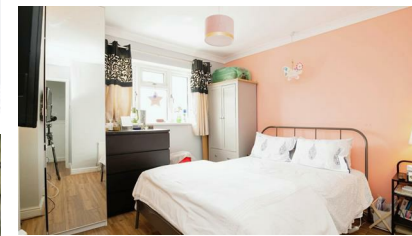




Call Hern & Crabtree to arrange a viewing on 02920 620 202

<https://www.hern-crabtree.co.uk>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.