

Ashbourn Way

LLANISHEN, CARDIFF, CF14 5EY

GUIDE PRICE £360,000

**Hern &
Crabtree**



Ashbourn Way

Welcome to Ashbourn Way, Llanishen, Cardiff - a stunning townhouse that offers the perfect blend of comfort and convenience. Situated in a highly convenient location, this townhouse is ideal for those who value easy access to amenities and transport links. With Llanishen retail park close by, shopping and entertainment options are just a stone's throw away.

This beautifully presented property boasts 2 reception rooms, 4 bedrooms, and 3 bathrooms spread across 1,208 sq ft of living space. Briefly comprising an entrance hall, WC, dining room and kitchen to the ground floor. To the first floor is the living room, fourth bedroom or home office, and a bathroom. The primary bedroom and en suite is on the second floor along with two further bedrooms. The property also offers off-street parking, ensuring that you never have to worry about finding a space for your vehicle. Additionally, the enclosed garden provides a private outdoor space where you can relax and unwind.

Whether you're looking for a spacious family home or a stylish property to entertain guests, this townhouse offers the perfect canvas for you to create lasting memories. Don't miss out on the opportunity to make Ashbourn Way your new address in Cardiff.



1208.00 sq ft

Entrance Hall

Entered via a composite laminate door with obscure glazed panels. Laminate flooring, double glazed window to the front. Storage cupboard, stairs leading to the first floor. Radiator, doors to:

WC

3'8 x 5'10

Double obscure glazed window to the front, tiled floor, radiator, wash hand basin, WC.

Dining Room

10'7 x 10'4

Double glazed window to the side, radiator, laminate flooring.

Kitchen

15'2 x 9'9

Double glazed windows to the side and front. Double glazed patio doors to the side leading to the garden. Matching wall and base units with complimentary work tops over, 1.5 bowl stainless steel sink and drainer. Integrated four ring gas hob and integrated electric oven. Integrated fridge freezer, integrated washing machine, integrated dishwasher. Tiled floor, radiator. Boiler housed in cupboard.

First Floor

Stairs rise up from the entrance hall. Dog leg staircase.

Landing

Double glazed window to the front, radiator. Dog-leg staircase to the second floor. Doors to:

Bedroom Four

9'9 x 8'2

Double glazed window to the side, built-in wardrobe.

Bathroom

6'10 x 9'8

Double obscure glazed windows to the side and front. Tiled floor, bath with integrated shower, WC, wash basin. heated towel rail.

Living Room

14'7 x 10'7

Double glazed windows to the front, double glazed patio

doors to the side with a Juliet balcony. Radiator. Electric fireplace with Marble surround and hearth.

Second Floor

Stairs from the first floor landing. Radiator, storage cupboard. Doors to:

Bedroom One

15'2 x 14'0

Double glazed window to the front, double glazed window to the side, radiator, loft access hatch. Door to en suite.

En suite

6'8 x 4'0

Walk-in shower, WC, wash basin, heated towel rail. Tiled walls and tiled floor.

Bedroom Two

6'10 x 9'10

Double glazed window to the side, radiator.

Bedroom Three

9'9 x 7'4 max

L-shaped room with double glazed windows to the side and front.

External

Front

Parking space, graveled area, mature flower beds, lawn area. Bin storage space. Two car parking spaces.

Rear Garden

Paved patio area, further decked area, slate chippings. Lawn, external cold water tap. Timber fencing with access to parking space. Access to garage.

Additional Information

We have been advised by the vendor that the property is Freehold. Garage (part of coachhouse) is leasehold.

EPC - C

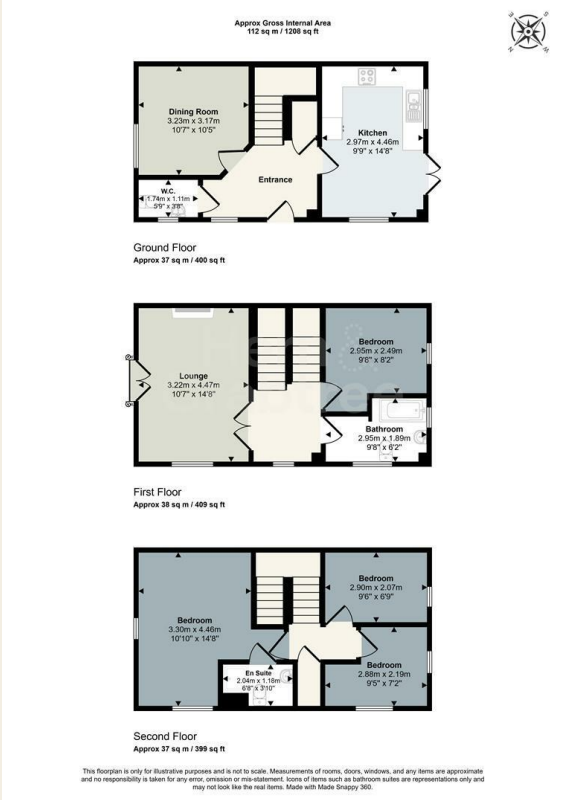
council Tax - F

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B	77		
(69-80) C			
(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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