

# Melbourne Road

LLANISHEN, CARDIFF, CF14 5NH

**GUIDE PRICE £300,000**

**Hern &  
Crabtree**





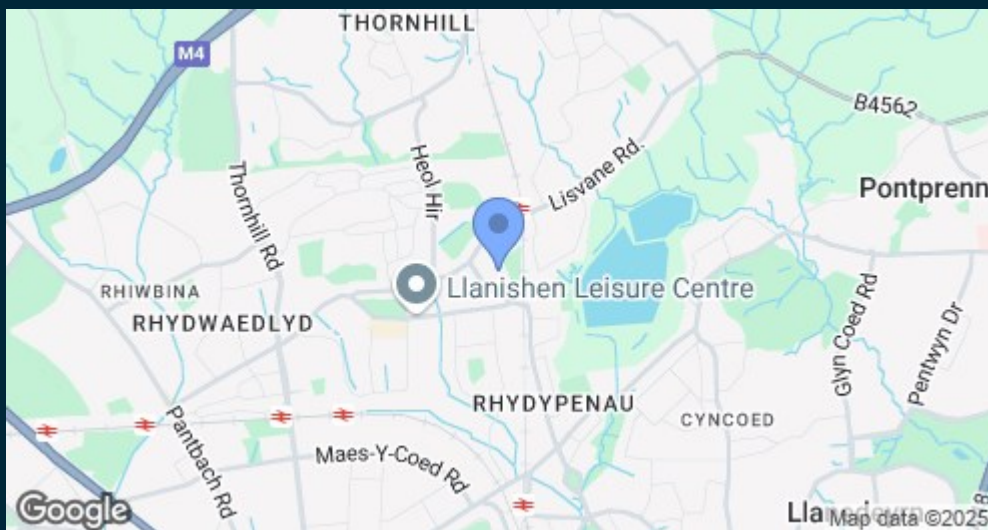
# Melbourne Road

Located on the highly sought-after Melbourne Road in Llanishen, this three-bedroom mid-terrace home presents an exciting opportunity for those looking to put their own stamp on a property. In need of refurbishment, this home offers fantastic potential for buyers to create a modern living space tailored to their tastes and needs and is offered to the market with no onward chain.

Perfectly positioned within walking distance to local amenities, this property is ideal for families, with Coed Glas Primary School and Llanishen High School in walking distance. For outdoor enthusiasts, Llanishen and Lisvane Reservoirs offer scenic walks and recreational opportunities nearby. Convenience is key, with Llanishen Station just moments away, providing excellent transport links for those commuting or exploring the surrounding area.

Briefly comprising an Entrance porch, hallway, three reception rooms, Kitchen and a shower room to the ground floor. To the first floor there are three bedrooms. The property benefits from an enclosed rear garden.

This home offers great potential to transform and is a must-see for anyone looking for a project in a highly desirable location. Don't miss out on the chance to create your dream home in one of Cardiff's most popular areas.





**1225.00 sq ft**

### Entrance Porch

Open storm porch with tiled walls, composite door with obscure glazed panel into hallway.

### Hallway

Coved ceiling, stairs to the first floor. Picture rail, under stair storage cupboard and storage area. Doors to:

### Living Room

14'2 x 11'7 max

Double glazed bay window to the front, coved ceiling, picture rail. Electric fireplace with Marble hearth and surround.

### Dining Room

9'4 x 11'11 max

Single glazed window to the front. Coved ceiling, picture rail, tiled fire surround.

### Sitting Room

9'11 x 11'4

Single glazed window to the side, gas fireplace, coved ceiling.

### Kitchen

9'2 x 9'5 max

Double glazed window to the rear, double glazed door to the garden. Wall and base units with work tops over, tiled splash back. Integrated four ring gas hob, oven and grill. Laminate flooring. Stainless steel sink and drainer. Plumbing for washing machine. Built-in storage cupboard. Tiled walls.

### Shower Room

5'11 x 7'0

Wheelchair accessible shower, tiled wall, WC, wash basin. Double obscure glazed window to the rear.

### First Floor

Stairs rise up from the entrance hall.

### Landing

Coved ceiling, banister. Loft hatch access.

### Bedroom One

14'2 x 15'2

Coved ceiling, double glazed bay window to the front, additional single glazed window to the front. Fireplace.

### Bedroom Two

10'0 x 11'11

Double glazed window to the rear, boiler and water tank housed in cupboard. Fireplace.

### Bedroom Three

12'0 x 9'4 max

Double glazed window to the rear, built-in cupboard.

### External

#### Front

Hedging, paved area, footpath.

#### Rear Garden

Low rise hedge to one side, wall to the other. Pathway, lawn. Paved area, mature tree, shed to the rear. Gate to rear lane and off street parking.

### Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - D

Council Tax Band -

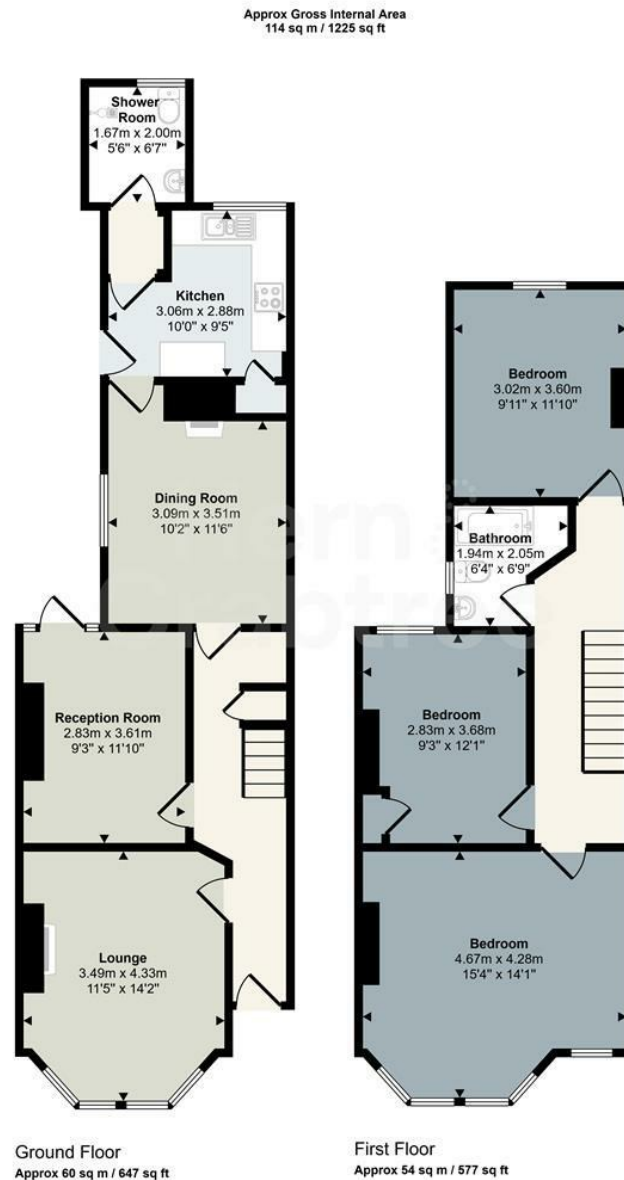
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		29
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Good old-fashioned service with a modern way of thinking.



