

Gilwern Crescent

LLANISHEN, CARDIFF, CF14 5AL

GUIDE PRICE £375,000

**Hern &
Crabtree**



Gilwern Crescent

This beautifully refurbished semi-detached family home is ideally located in the heart of Llanishen, offering the perfect blend of convenience and comfort. Within easy reach of Llanishen Village and Retail Park, this property is also within walking distance to local schools, including Llanishen High School. Public transport options are abundant, with bus links nearby and Llanishen Train Station just a short distance away, ensuring easy access to the city and beyond.

The property has been meticulously refurbished to a high standard throughout, providing bright and modern living spaces. The ground floor accommodation comprises a welcoming entrance hall, spacious living room, stylish kitchen, convenient shower room, and a practical utility room. On the first floor, you'll find three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property boasts a generous, beautifully landscaped garden, perfect for family relaxation and entertaining, with multiple seating areas to enjoy the outdoors. Additionally, there's a purpose-built home gym that offers a variety of uses, whether as a home office, studio, or summer house, plus additional storage space for all your needs.

The driveway at the front of the property provides off-street parking for up to three vehicles, ensuring ample space for the family. This exceptional home truly offers everything a growing family could desire – a superb location, modern amenities, and a fantastic outdoor space to enjoy year-round. Don't miss out on the opportunity to make this your dream family home!

- Beautiful semi-detached home in a great location
- Llanishen Village, Retail Park nearby
- Transport links with nearby bus stops and Llanishen Train Station.
- Large rear garden
- EPC - D
- Three bedrooms
- Walking distance to Llanishen High School
- Purpose-built home gym, ideal for an office, studio, or summer house
- Off street parking for three vehicles
- Council Tax Band - D



1136.00 sq ft

Entrance Hall

Entered via a wide (wheel chair accessible) composite door to the front with obscure glazed panel. Double glazed windows to the left hand side, stairs to the first floor, radiator. Storage cupboard under the stairs. Laminate flooring. Doors to:

Living Room

13'10 x 10'11
Double glazed windows to the front, radiator.

Kitchen

14'5 x 9'6
Double glazed windows to the rear, double glazed patio doors to the rear garden. Fitted with matching wall and base units with laminate work tops over, composite sink and drainer with mixer tap. Integrated four ring induction hob, electric oven and grill, extractor over. Space for fridge freezer, integrated dishwasher. Tiled floor. Vertical radiator and additional under floor heating.

Shower Room

10'4 x 2'9
Double obscure glazed window to the rear. Walk-in shower, WC, wash hand basin. Tiled floor. Under floor heating.

Utility Room

11'1 x 5'10
Composite door with obscured glass panels to the front, additional composite door with obscured glass panel to the rear garden. Work surface, space and plumbing for a washing machine and tumble dryer. Laminate flooring.

First Floor

Stairs rise up from the entrance hall.

Landing

Double glazed windows to the side, loft access hatch. Doors to:

Bedroom One

9'9 x 12'7
Double glazed windows to the rear, coved ceiling, radiator.

Bedroom Two

10'11 x 11'4
Double glazed windows to the front, radiator, airing cupboard.

Bedroom Three

7'11 x 9'5
Double glazed windows to the front, built-in storage cupboard. Radiator.

Bathroom

6'10 x 5'4
Double obscure glazed window to the side. WC, wash hand basin, bath with integrated shower over. Tiled walls and tiled floor. Heated towel rail.

External

Front

Storm Porch to the front of the property. Driveway providing off street parking for three vehicles. Steps up to the main entrance. Low rise fencing to one side. Decorative artificial grass area.

Rear Garden

Enclosed rear garden with paved patio sitting area. Lawn with hedge to one side and fencing to the other two sides. Raised decked area to the rear. Raised flower beds. Home gym that could be used as a home office or summer house.

Gym / Home office / Summer house

14'0 x 9'10
Purpose built gym with double glazed doors and steps from the garden. Power. Additional storage. Under floor heating.

Storage

14'0 x 4'5
Forms part of the Gym, used for storage space.

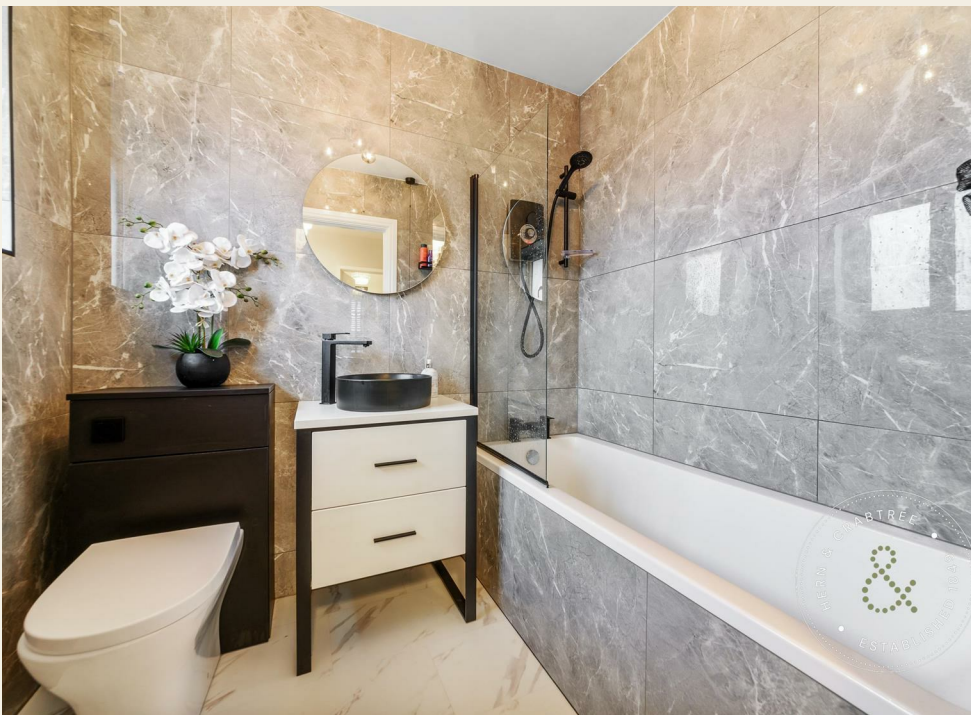
Additional Information

We have been advised by the vendor that the property is Freehold.
EPC - D
Council Tax Band - D

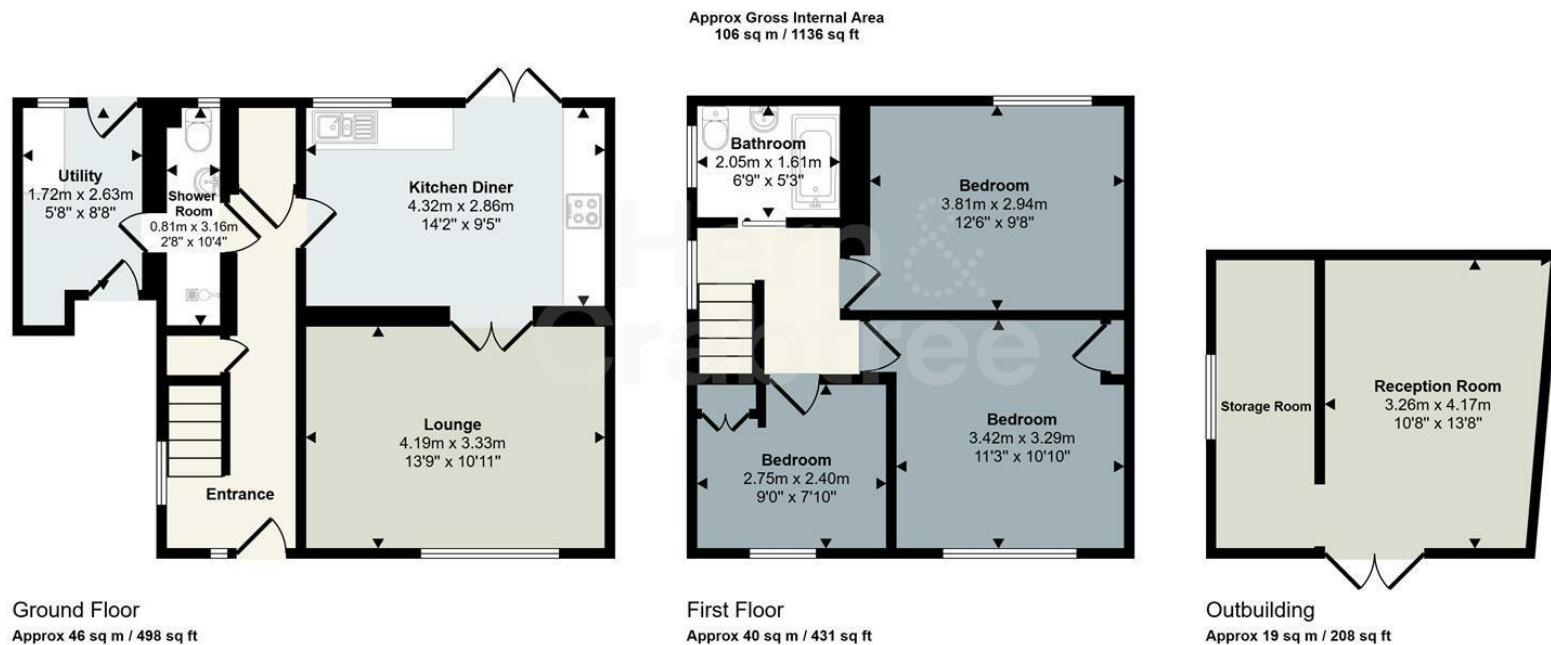
Disclaimer

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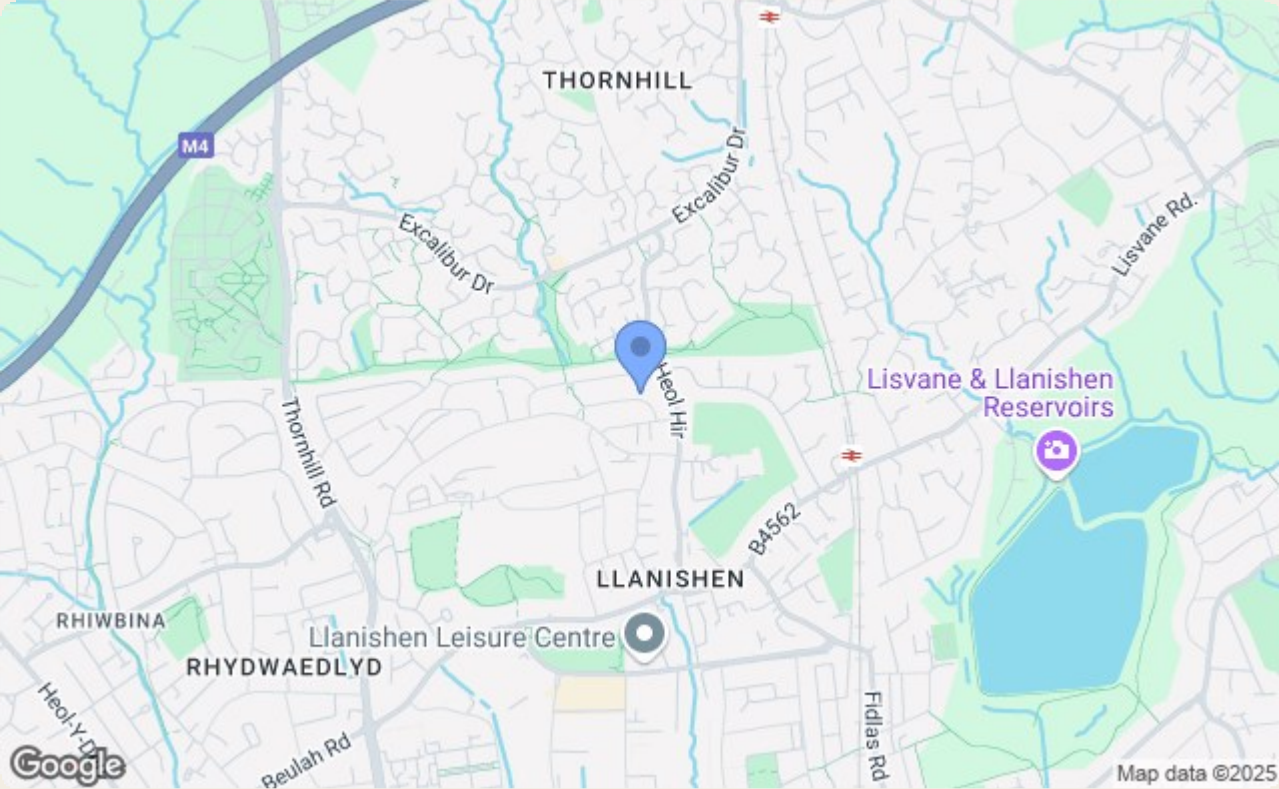






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
59		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC