

Newborough Avenue

LLANISHEN, CARDIFF, CF14 5BZ

ASKING PRICE £330,000

**Hern &
Crabtree**



Newborough Avenue

Situated on Newborough Avenue in Llanishen, this stylish and spacious semi-detached home offers versatile living in a convenient location. The ground floor features a welcoming entrance hall, a bright living room with elegant wood flooring, and a modern fitted kitchen that leads to a utility room and side porch. A connecting door from the kitchen opens into a dining room, which in turn flows into a heated conservatory—perfect for year-round use.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. A hidden door on the landing reveals a fixed ladder-style staircase leading to a converted loft room, complete with a skylight and heating, making it an ideal home office or easy access storage.

Outside, the property boasts a paved driveway for off-street parking at the front, while the generous rear garden is beautifully landscaped with a patio, lawn, and decking—offering plenty of space for relaxing and entertaining. The property is placed within a short 10/15 minute walk to Llanishen Village.

Living in Llanishen, Cardiff:

Llanishen is a popular and well-connected suburb of Cardiff, offering a fantastic mix of local amenities, green spaces, and excellent transport links. The area is home to a range of supermarkets, shops, and cafes, as well as Llanishen Leisure Centre and the scenic Parc Ty Glas. For commuters, Llanishen train station provides easy access to Cardiff city centre, while nearby road links connect to the A48 and M4. The community benefits from highly regarded schools such as Llysfaen Primary School, Thornhill Primary School, Coed Glas Primary School and Llanishen High School making it an appealing choice for families, while its parks and green spaces provide plenty of opportunities for outdoor activities.

- Semi detached home
- Brilliant location
- Close to transport links
- Enclosed rear garden
- Council Tax Band - D
- Three bedrooms plus loft room
- Walking distance to village amenities
- Conservatory
- Off street parking
- EPC - D



1381.00 sq ft

Entrance Hall

Entered via a double glazed PVC door to the front with etched glass. Into hallway with stairs to the first floor. Double glazed window to the side, radiator, tiled flooring. Under stair storage alcove. Gas meter. Glazed doors to the lounge and kitchen.

Lounge

12'11" x 13'1" max

Double glazed window to the front, coved ceiling, Oak wood floor, radiator. Chimney breast with alcove. Fireplace with power point for electric fire.

Kitchen

11'10" x 9'1"

Double glazed window to the rear, wall and base units with work tops over, space for electric cooker with cooker hood fitted over, tiled splash back. Stainless steel 1.5 bowl sink and drainer with mixer tap. Space and plumbing for dishwasher. Further space for bins and or other appliances. Tiled floor. Door to utility room, door to dining room.

Dining Room

10'5" x 12'2"

Double glazed sliding patio door to the conservatory. Radiator, Oak wood floor.

Conservatory

10'2" x 8'5"

Double glazed windows to the side and rear with a set of french doors leading to the rear garden. Quarter brick built with radiator, wood laminate flooring, power.

Utility Room

9'10" x 9'10" x 5'7"

Double glazed French doors to the rear garden. Space and plumbing for an American style fridge freezer. Space and plumbing for washing machine, space for further appliances if desired. Radiator, tiled floor. Work surface and wall unit storage. Wooden door to the side porch.

Side Porch

5'10" x 4'1"

Double obscure glazed door to the front with matching windows either side. Tiled floor matching the utility, door to utility.

First Floor

Stairs rise up from the entrance hall with wooden handrail and spindles. Dog leg staircase to the landing.

Landing

Double glazed window to the front. Banister. Fixed staircase behind door that leads to the loft room. Doors to:

Bedroom One

10'11" x 11'1" max

Double glazed windows to the front, radiator.

Bedroom Two

11'1" x 9'8"

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

Bedroom Three

8'8" x 8'11"

Double glazed window to the rear, radiator.

Bathroom

6'3" x 5'5"

Double obscure glazed window to the side. Bath, WC, wash hand basin, electric shower over the bath with glass splash back screen, part tiled walls. Vinyl floor, heated towel rail. Extractor fan, spot lights.

Loft Room

13'2" x 11'0"

Fixed ladder style stairs from the first floor landing concealed by door. Double glazed skylight window to the rear aspect. Gas radiator, storage into the eaves. Floor to ceiling height 2.16 meters.

External

Front

Key block driveway providing off street parking, wrought iron bi-fold gate, wrought iron railings and low rise brick wall, mature hedge to the side. External power point and light.

Rear Garden

Paved patio, lawn, raised decked sitting area. Raised vegetable boxes flower borders with mature shrubs, flowers and trees. Large metal storage shed. External cold water tap, external light. Front of the property can be accessed via the utility and the side porch.

Additional Information

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

EPC - D

Council Tax Band - D

Disclaimer

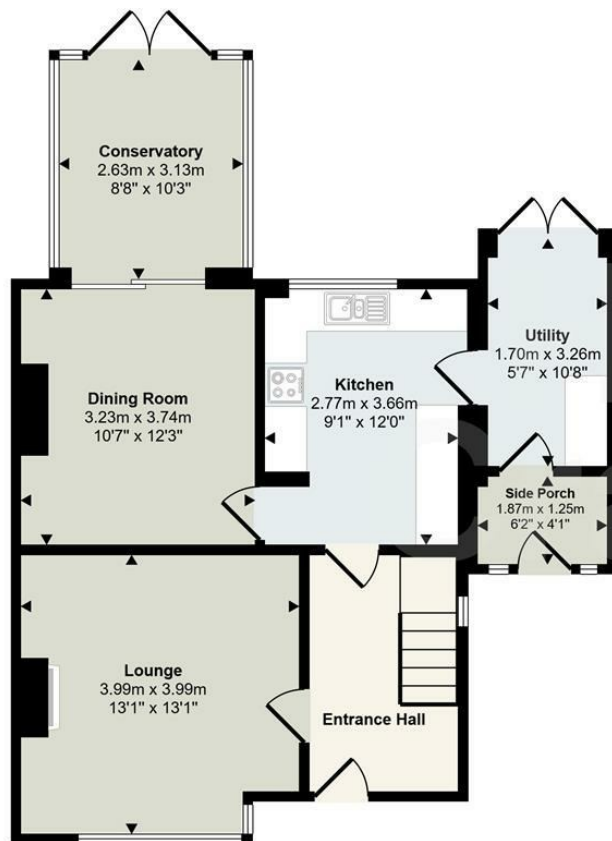
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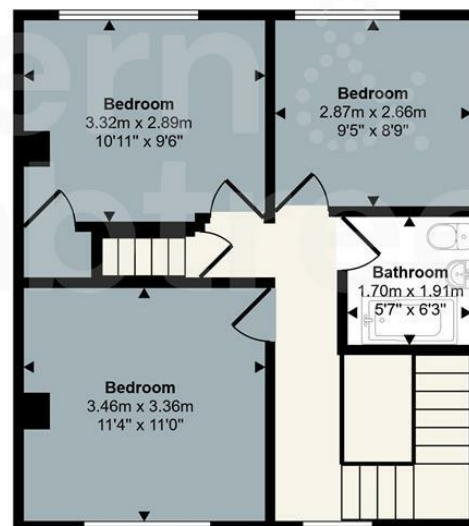


Approx Gross Internal Area
128 sq m / 1381 sq ft

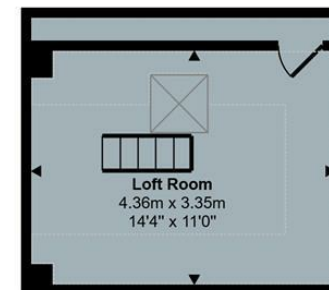


Ground Floor
Approx 65 sq m / 705 sq ft

 Denotes head height below 1.5m



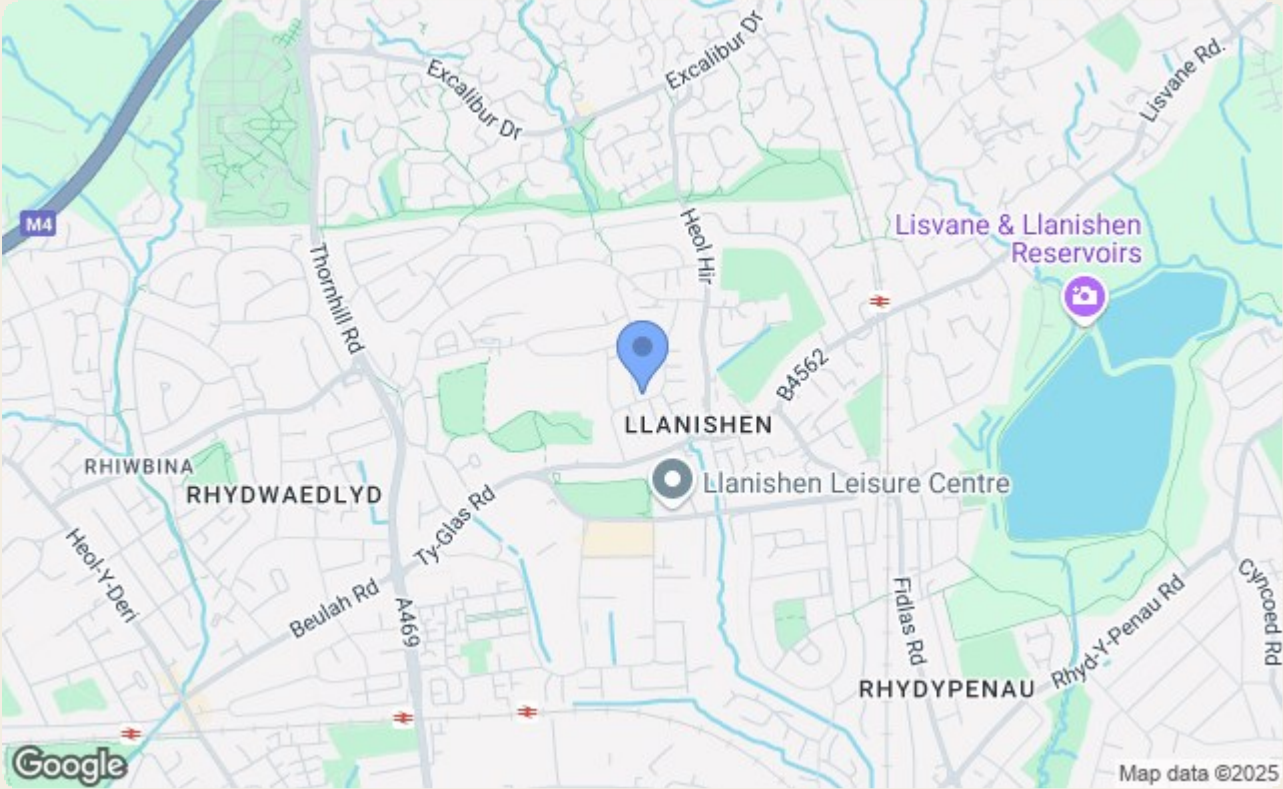
First Floor
Approx 46 sq m / 496 sq ft



Second Floor
Approx 17 sq m / 180 sq ft

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	77
(81-91) B	
(69-80) C	55
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	77
(81-91) B	
(69-80) C	55
(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	

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