

Fishguard Close

LLANISHEN, CARDIFF, CF14 5QG

GUIDE PRICE £310,000

**Hern &
Crabtree**



Fishguard Close

No Chain. Situated on the popular Fishguard Road in Llanishen, this well-presented three-bedroom semi-detached home offers a perfect blend of comfort, style, and convenience with the added benefit of no onward chain. Located in a highly sought-after area, this property is ideally placed close to a variety of local amenities, including the Llanishen Retail Park, as well as being within easy reach of excellent schools. For those who enjoy the outdoors, both Llanishen and Lisvane Reservoirs are nearby, providing beautiful walking routes and tranquil surroundings.

Inside, the property is thoughtfully laid out with a spacious kitchen diner, perfect for family meals or entertaining guests. The bright and airy living room offers a relaxing space to unwind, while a convenient WC and utility room add to the practicalities of family living. The entrance lobby adds to the welcoming feel of the home.

Upstairs, you'll find three comfortable bedrooms, ideal for a growing family or for those seeking additional space. The family bathroom completes the upper floor, providing a functional and well-maintained space for all to enjoy.

Externally, the property benefits from an enclosed rear garden, offering a safe and private outdoor space for children to play, gardening enthusiasts, or simply relaxing on a sunny day.

This delightful home, with its excellent location and family-friendly features, presents a fantastic opportunity for those seeking a property in the heart of Llanishen. Don't miss the chance to make it yours!

- No chain
- End terrace
- Close to amenities
- Llanishen and Lisvane reservoir nearby
- Council Tax Band -
- Three bedrooms
- Popular location
- Enclosed rear garden
- EPC - C



1055.00 sq ft

Entrance Hall

Entered via a composite door with obscure glazed panels. Radiator, laminate flooring, stairs to the first floor. Under stair storage area. Doors to:

WC

25 x 4'2
WC, tiled floor, part tiled walls.

Lobby / Utility Room

5'9 x 16'6
Composite double obscure glazed panel door to the front of the property. Storage cupboard. Cold water tap. Combination boiler. Space and plumbing for washing machine. Obscure glazed door to the rear garden.

Kitchen Diner / Living Room

17'4 x 23'10 max
Open plan L-shaped kitchen diner living room. Living area has double glazed bay window to the front, two radiators, gas fireplace with wooden surround, stone back and hearth, wood laminate flooring. Dining area has double glazed sliding patio door to the rear, vertical radiator, continuation of laminate flooring. Kitchen has double glazed windows to the rear, tiled flooring, wall and base units with laminate work tops over. Integrated four ring gas hob, integrated electric oven and grill, stainless steel sink, tiled splash back. Integrated fridge freezer. Integrated dishwasher. Walk-in larder with shelving.

First Floor

Dog-leg stair case rises from the entrance hall.

Landing

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

Bedroom One

11'0 x 11'1
Double glazed windows to the front, wood laminate flooring. Radiator.

Bedroom Two

11'11 x 11'1
Double glazed windows to the rear, radiator, laminate flooring.

Bedroom Three

8'1 x 8'10
Double glazed windows to the rear, laminate flooring, radiator.

Bathroom

6'4 x 5'7
Double obscure glazed window to the side, wood effect tiled flooring, WC, wash hand basin, bath with integrated shower, tiled walls.

External

Front

Low rise wall, wrought iron fence, paved area with footpath to the front gate and lawn to either side. Gate to the side of the property leading to the rear.

Rear Garden

Paved patio sitting area, step to lawn area, timber fencing and brick wall enclosed, graveled sitting area with mature flowerbeds to the side. External cold water tap. Path to the side of the house with gate to the front.

Additional Information

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

EPC - C

Council Tax Band - D

Disclaimer

The property title and lease details

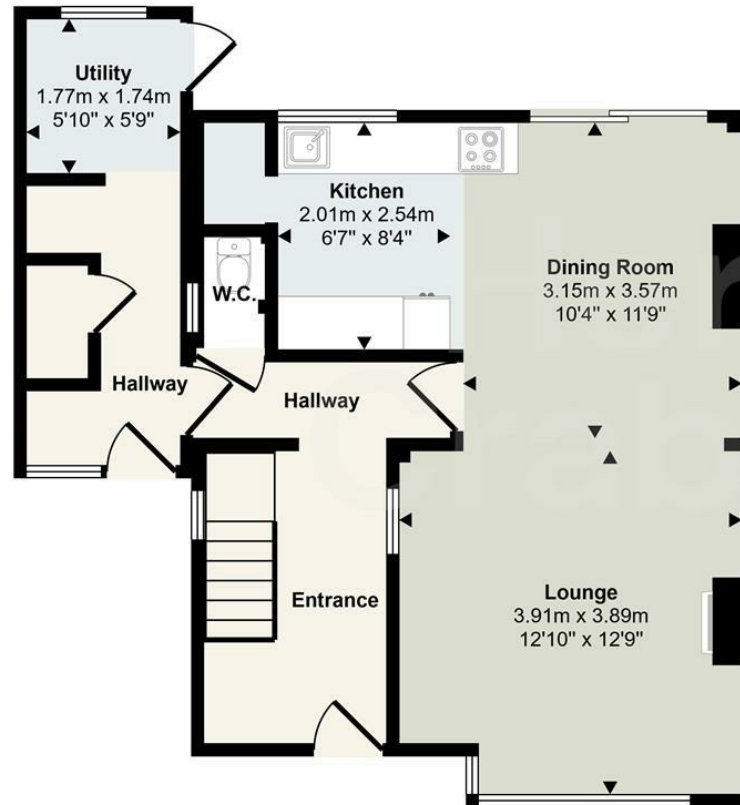
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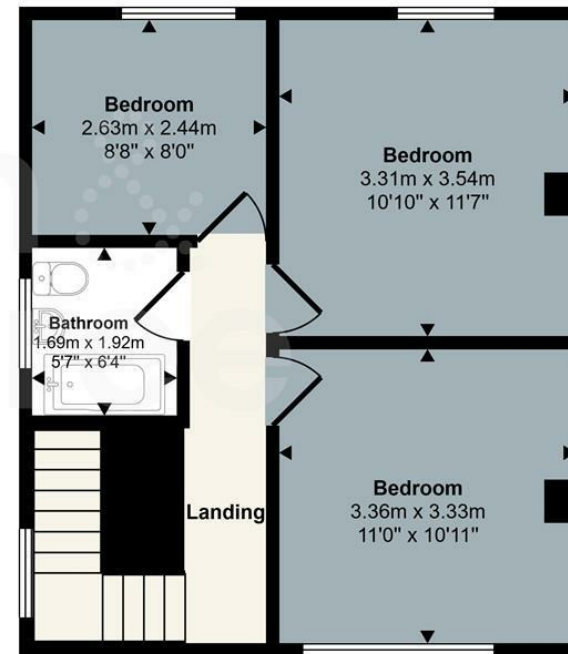




Approx Gross Internal Area
98 sq m / 1055 sq ft



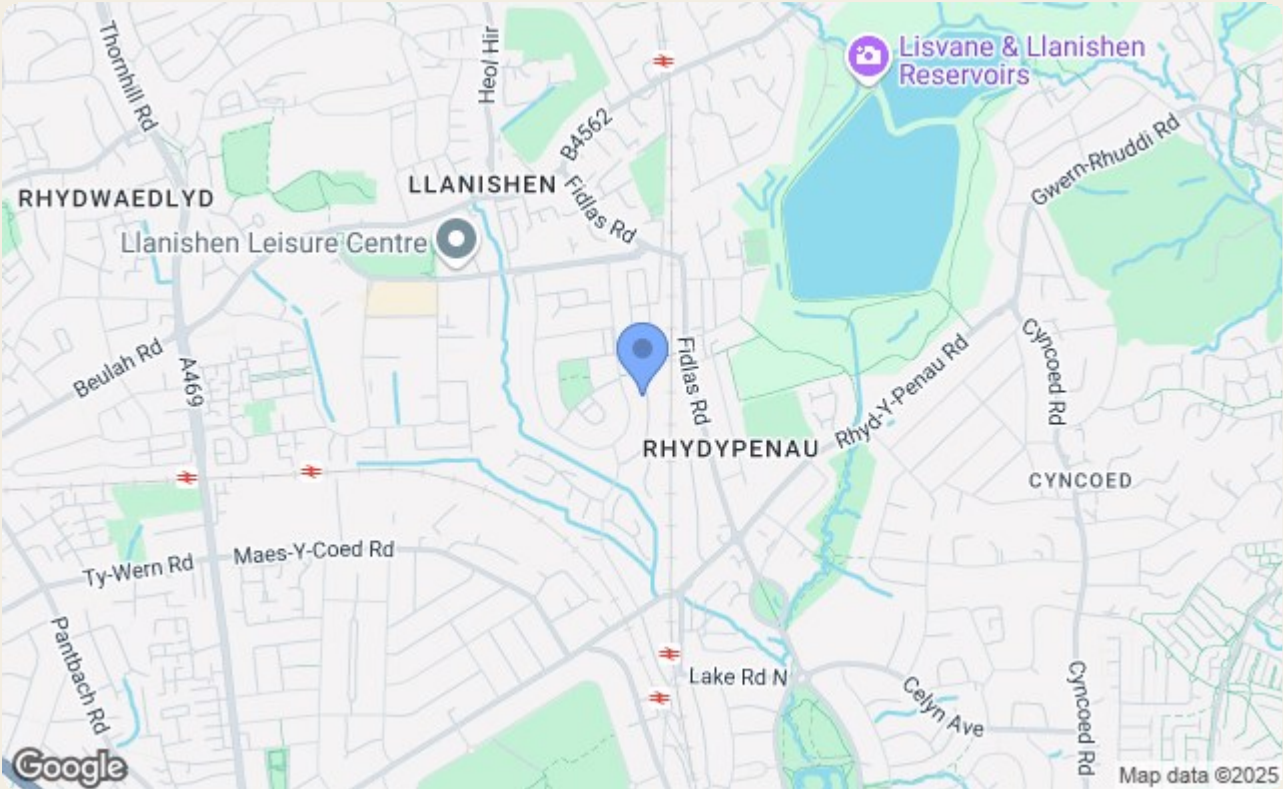
Ground Floor
Approx 55 sq m / 590 sq ft



First Floor
Approx 43 sq m / 465 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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	
(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	



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