

Melbourne Road

LLANISHEN, CARDIFF, CF14 5NH

GUIDE PRICE £425,000

**Hern &
Crabtree**



Melbourne Road

Set along a quiet cul-de-sac just a short stroll from Llanishen village, this handsome bay-fronted semi-detached home offers an inviting mix of character features, generous living space and a long landscaped sunny garden.

Inside, the house retains plenty of period charm – from the traditional tiled hallway to the front lounge with its bay window and wood-burning stove. At the rear, the kitchen, dining and sitting room has been thoughtfully designed to feel open yet defined, with bi-fold doors that frame views of the garden and invite natural light in. A separate utility room sits just off the kitchen, keeping the practicalities tucked away.

Upstairs, there are four bedrooms and a stylish family bathroom on the first floor, with a fifth bedroom on the top floor complete with its own en-suite – a perfect guest suite or work-from-home space.

The garden is a real highlight: landscaped into distinct zones, it offers areas to sit, eat and unwind, surrounded by established planting, mature trees and bursts of colour. There's also a neat courtyard to the front, adding to the home's kerb appeal.

Melbourne Road is well placed for everything Llanishen has to offer – independent shops, cafés, schools and transport links into the city centre are all within easy reach, making this a great choice for those looking for village life with Cardiff on the doorstep.

- Bay-fronted semi-detached house
- Five bedrooms, En Suite Guest Room
- Two Wood Burning Stoves
- Landscaped rear garden with patio, lawn, decking and mature planting
- Excellent access to local schools, village shops and city transport links
- Quiet cul-de-sac location just a short walk from the village
- Retains period features
- Stylish 'broken plan' kitchen, dining and sitting space with bi-fold doors
- Separate utility room and modern family bathroom
- EPC - D (61)



1604.00 sq ft

Porch

Double glazed French doors with matching double glazed windows either side. Light, vinyl floor, double glazed composite door to the hallway.

Entrance Hall

Stairs to the first floor, double glazed window to the front, built-in cupboard housing gas meter and electric meter, consumer board. Period tiled flooring. Under stair storage alcove, coved ceiling, picture rail, dado rail. Built-in storage cupboard. Doors to:

Lounge

13'4" x 12'9" max

Double glazed bay window to the front, coved ceiling, picture rail, shelving in alcove, cast iron wood stove. Stripped wooden floor. Radiator.

Open Plan Kitchen Diner / Sitting Room

19'7" max x 20'9" max

Dining/ sitting area has a set of bi- folding doors off the dining area leading out to the rear garden, chimney breast with cast iron wood burning stove. Kitchen is laid with wall and base units with quartz work tops over. Sink with mixer tap, five ring gas hob with glass upstand splash back and fitted cooker hood over. Integrated double oven and grill, space for fridge freezer, breakfast bar, further built-in storage with wood counter top and shelving. Double glazed window to the side, door to utility. Double obscure glazed windows to the side. Tiled floor. L-shaped room.

Utility Room

8'11" x 4'0"

Double obscure glazed door to the rear garden with obscure window to the rear. Plumbing for washing machine, space for tumble dryer. Shelving, space for further appliances eg additional fridge freezer/microwave. Tiled floor.

First Floor

Stairs rise up from the entrance hall with wooden hand rail and spindles. Stripped wooden staircase with central carpet runner.

Landing

Dado rail, stairs to the second floor, stripped wooden flooring runs throughout the landing and all bedrooms.

Bedroom One

13'4" max x 10'8" max

Double glazed bay window to the front, radiator, fitted wardrobes, coved ceiling, picture rail.

Bedroom Two

14'8" x 9'9"

Double glazed window to the rear, stripped wood flooring, double glazed window to the rear, radiator.

Bedroom Three

8'9" max x 10'9"

Double glazed window to the rear, stripped wood flooring, radiator.

Bedroom Four

7'6" x 7'1"

Double glazed window to the front, radiator, stripped wood flooring.

Bathroom

7'1" x 6'3"

Double obscure glazed window to the side, free standing contemporary bath with upstand mixer and shower mixer. WC, wash basin, part tiled walls, tiled floor. Extractor fan, heated towel rail, airing cupboard housing a 'Worcester' gas combination boiler, radiator and linen shelves.

Second Floor

Stairs rise up from the first floor landing with wooden hand rail and spindles, double glazed window to the side. Landing space with banister and door to bedroom five.

Bedroom Five

15'0" max x 13'7" max

Double glazed skylight windows to the front and rear with additional window to the side. Storage into the eaves, radiator, stripped wooden flooring. Door to en suite. L-shaped room. Floor to ceiling height 2.32m.

En suite

Double glazed skylight window, WC, wash basin, vanity cupboard, heated towel rail, vinyl floor. Shower quadrant in recess with plumbed shower.

External

Front

Low rise brick wall, path to front door, gate to the rear garden. Mature shrubs.

Rear Garden

Paved patio sitting area, raised decked sitting area, lawn with paved path. Further sitting patio area and vegetable garden to the rear. Good selection of mature shrubs, trees and flower borders. External cold water tap. Gate to the front of the property. Outside light. Large timber frame storage shed.

Tenure

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

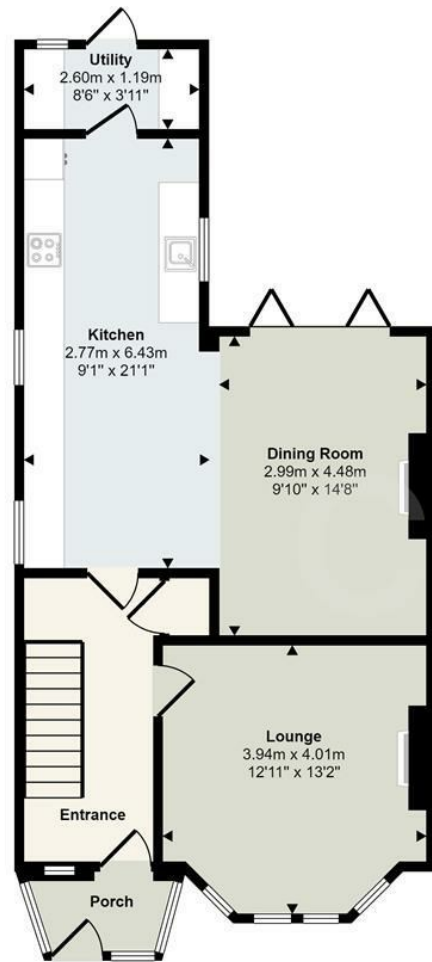
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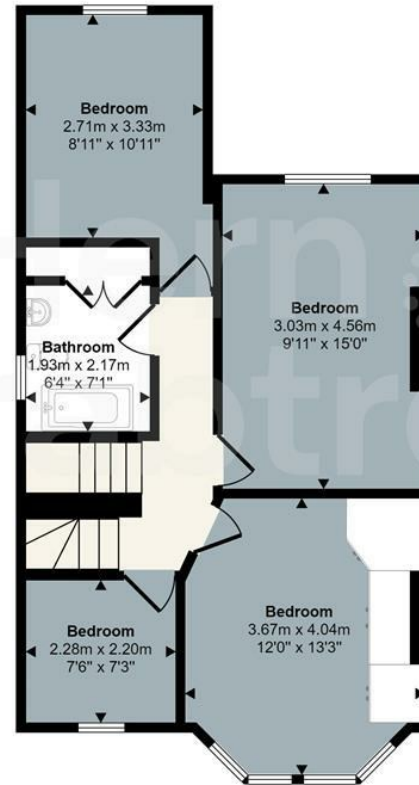




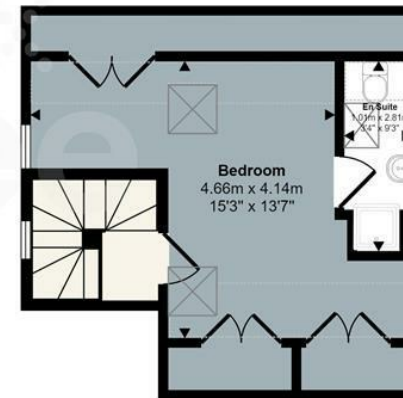
Ground Floor
Approx 62 sq m / 672 sq ft

Denotes head height below 1.5m

Approx Gross Internal Area
149 sq m / 1604 sq ft



First Floor
Approx 57 sq m / 618 sq ft



Second Floor
Approx 29 sq m / 314 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

