

# Heol Hir, Llanishen offers over £425,000

- Three Bedroom Detached
- Walking Distance to Llanishen Village
- Potential to Extend Subject to Planning
- Garage and Parking
- EPC Rating: D















# About the property

Detached family home situated close to Llanishen village and local schools. Great sized garden with plenty of off road parking and garage. Potential for extension subject to the necessary planning permissions.

# Accommodation

#### **Entrance Hall**

#### Lounge

11' 3" x 13' 5" ( 3.43m x 4.09m )

#### **Dining Room**

11' 3" x 14' 8" ( 3.43m x 4.47m )

#### **Kitchen**

11' 3" x 9' 5" ( 3.43m x 2.87m )









## **Utility Room**

## First Floor Landing

#### **Bedroom One**

11' 2" x 12' 9" min ( 3.40m x 3.89m min )

#### **Bedroom Two**

13' 2" x 11' 2" ( 4.01m x 3.40m )

#### **Bedroom Three**

8' 1" x 5' 5" ( 2.46m x 1.65m )

#### Bathroom

### Garage

#### **Outside Gardens**

## llanishen@peteralan.co.uk

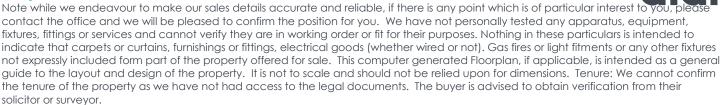


# **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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