



22 Marion Court Lisvane Road

Cardiff, CF14 0RZ

Asking Price £179,950

HARRIS & BIRT



Nestled in the charming area of Llanishen, Cardiff, this delightful flat on Lisvane Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for individuals and couples, seeking a welcoming home.

Upon entering, you are greeted by a spacious reception room with views of Llanishen Reservoir that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a pleasant environment throughout.

The flat features a modern bathroom, equipped with essential amenities to cater to your daily needs. A contemporary kitchen, designed to be functional and efficient, making meal preparation a breeze.

Located in a desirable neighbourhood, residents can enjoy easy access to local amenities of Llanishen Village, including shops, parks, and public transport links with Llanishen train station close by, ensuring that everything you need is within reach. The surrounding area is known for its friendly community and tranquil environment, making it an excellent choice for those looking to settle in a peaceful yet accessible location.

This first floor flat set back off Lisvane Road presents a wonderful opportunity for anyone looking to embrace the vibrant lifestyle that Cardiff has to offer. With its appealing features and prime location, it is certainly worth considering for your next home.



## Accommodation

### Communal Entrance Hallway

Stairs and landing to a shared lobby. Door to a storage cupboard with a glazed window to the front aspect. Door into;

### Entrance Hallway 8'0" x 15'7" (2.44m x 4.75m)

Fitted carpet, skirting boards, built in storage cupboard, airing cupboard housing a hot water tank, coving. Doors leading to;

### Lounge 14'6" x 11'5" (4.42m x 3.48m)

Fitted carpet, skirting boards, electric fire with marble hearth, matching surround and mantel piece, coving and UPVC double glazed window to the rear aspect.

### Kitchen 12' x 11" x 7'4" (3.66m x 3.35m x 2.24m)

Wood effect flooring, range of wall and base units, roll top work surface, stainless steel sink and draining board with chrome mixer tap over, four ring ceramic electric hob, fan assisted oven, pull out extractor fan, space and plumbing for a washing machine, space for a fridge freezer and tumble dryer, tiled splash back, coving and UPVC double glazed window to the front aspect.

### Bedroom One 12'6" x 11'5" (3.81m x 3.48m)

Fitted carpet, skirting boards, built in wardrobe, UPVC double glazed window to the rear aspect.

### Bedroom Two 9'11" x 8'9" (3.02m x 2.67m)

Fitted carpet, skirting boards, coving, built in wardrobe, UPVC double glazed window to the front aspect.

### Bathroom 6'6" x 6'6" (1.98m x 1.98m)

Wood effect flooring, tiled walls, extractor fan, three piece bathroom suite comprising of low level WC, pedestal wash hand basin, panelled bath with a chrome mixer tap and shower attachment, electric shower over bath and glass shower screen. UPVC obscure double glazed window to the front aspect.

### Outside

Communal grounds and gardens. Bin store.

### Parking

Shared off road parking.

### Services

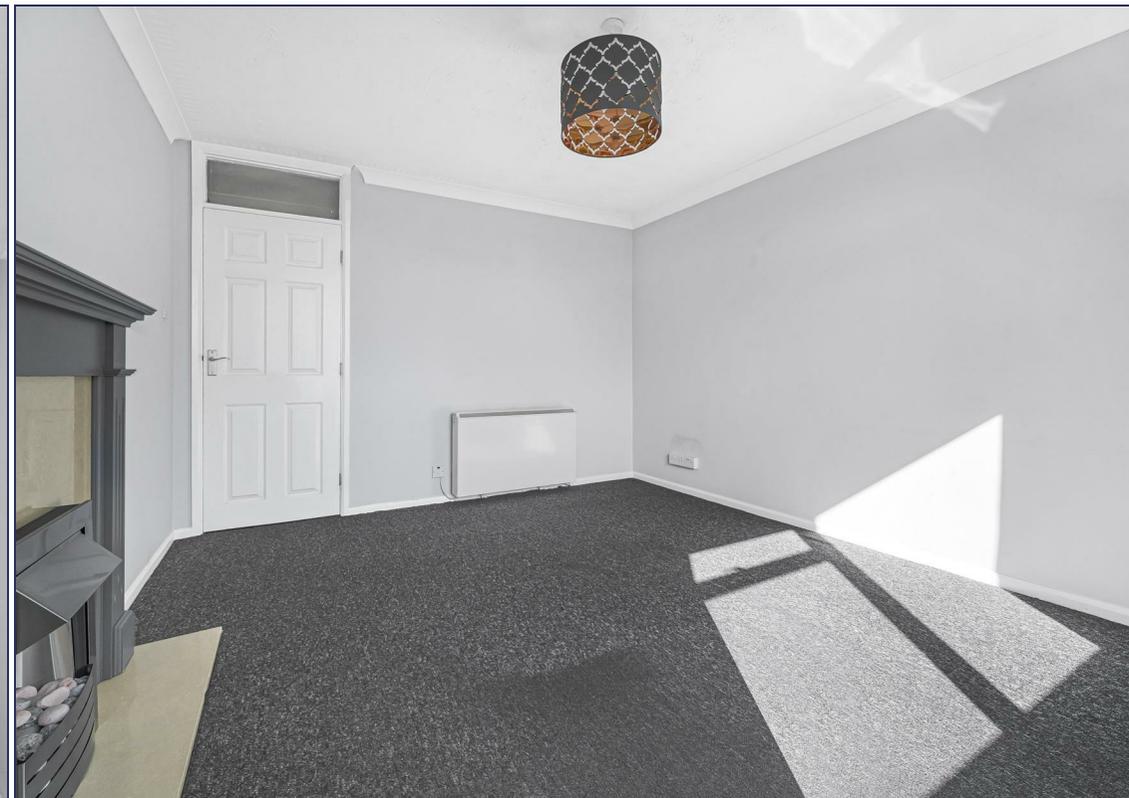
Mains Water. Mains Electric. Mains Drainage.

### Tenure & Service Charge

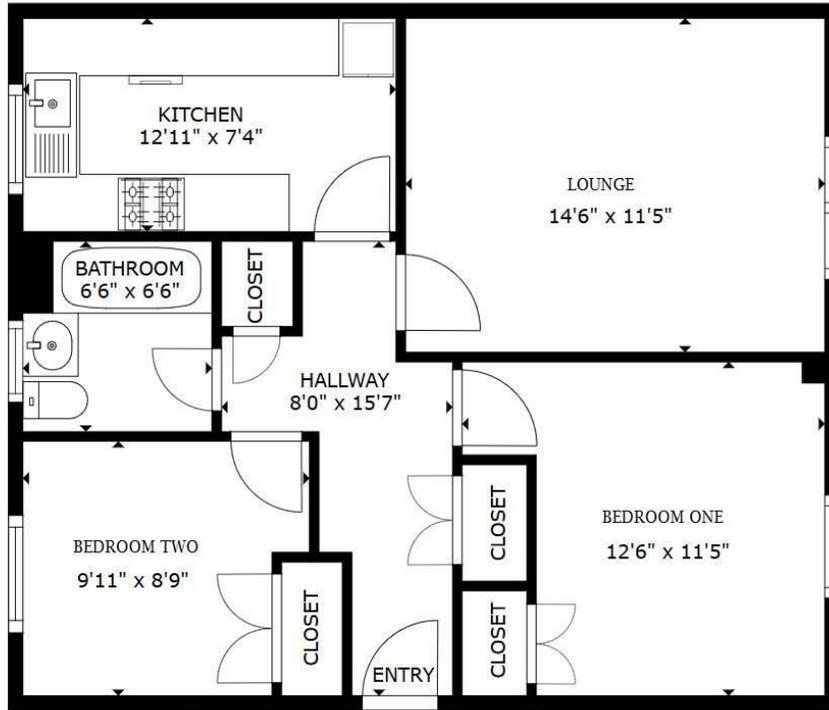
Leasehold - 999 years from 1981. Service charge - £372,10 per quarter / £1488.40 per annum.

### Directions

From our office head north on Caerphilly Road, at the round about take the third exit onto Ty-Glas Road, turn left to stay on Ty-Glas Road, at the round about take the second exit onto Station Road, at the junction turn left to stay on Station Road, turn right on to Marion Court.







FLOOR PLAN

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GROSS INTERNAL AREA  
FLOOR PLAN: 643 sq. ft.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

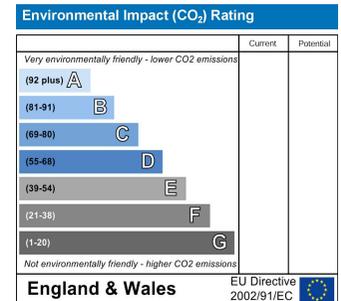
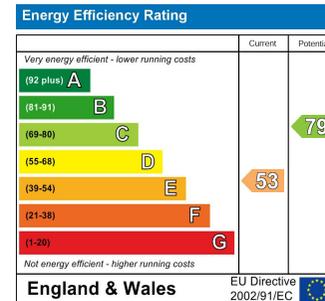
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