



Fishguard Close,
Llanishen, Cardiff,
CF14 5QG



Asking Price
£315,000

3 Bedrooms
House - Semi-Detached

A beautifully presented and fully refurbished three bedroom family home, ideally positioned within this popular residential close in Llanishen.

The property has undergone a comprehensive programme of refurbishment and is now offered to the market as a genuine turnkey home, providing the successful purchaser with the opportunity to move straight in without the need for significant further expenditure.

The accommodation is particularly well suited to modern family life, with the ground floor offering a welcoming entrance hallway, separate lounge and an impressive open plan kitchen, dining and family room. The open plan space provides an excellent central hub to the home, combining a contemporary kitchen with generous areas for dining and relaxed family living. A separate utility room and ground floor WC / cloakroom add further practical convenience.

To the first floor are three good size bedrooms and a generous four piece family bathroom, providing excellent accommodation for a growing family, couple or those looking for additional space to work from home.

Externally, the property benefits from enclosed front and rear gardens, providing secure and manageable outdoor space for children, entertaining and everyday family life.

The combination of the extensive refurbishment, excellent accommodation, modern open plan living space and enclosed gardens makes this an excellent family home. Offered for sale with NO ONWARD CHAIN.

Close to the excellent public transport links, highly regarded schools and the excellent local amenities.

ENTRANCE HALLWAY

A welcoming entrance hallway providing access to the principal ground floor accommodation, with doors leading to the lounge, open plan kitchen / dining / family room and useful ground floor WC. Staircase rising to the first floor.

LOUNGE

13'1" x 10'11"

A comfortable and well proportioned reception room providing a separate space for relaxing away from the main family living area. The room offers ample space for a good range of living room furniture and benefits from excellent natural light.

Features

- Fully refurbished three bedroom family home
- Presented as a genuine turnkey property
- Impressive open plan kitchen, dining and family room
- Three good size bedrooms
- Generous four piece family bathroom
- Enclosed front and rear gardens
- Excellent family accommodation arranged over two floors
- NO ONWARD CHAIN





KITCHEN/DINER/FAMILY ROOM

155'1" x 8'0"

An impressive open plan living space which forms the heart of this refurbished family home.

The kitchen area has been thoughtfully designed with a modern range of fitted wall and base units, complementary work surfaces and space for a range of appliances. The generous open plan layout provides excellent flexibility, with clearly defined areas for cooking, dining and relaxed family living.

There is ample space for a substantial dining table and chairs together with comfortable family seating, making this an ideal room for everyday family life and entertaining. The room enjoys excellent natural light and provides direct access to the rear garden.

UTILITY ROOM

57" x 7'4"

A particularly useful separate utility room providing valuable additional storage and practical space for laundry appliances. A useful feature for modern family living and helping to keep the main kitchen and living areas free from household appliances.

W.C./CLOAKROOM

2'11" x 5'2"

Convenient ground floor cloakroom fitted with a modern WC and wash hand basin.

FIRST FLOOR

LANDING

The first floor landing provides access to all three bedrooms and the family bathroom.

BEDROOM ONE

137" x 10'11"

A good size principal bedroom providing ample space for a double bed and a range of bedroom furniture. A bright and comfortable room with excellent proportions.

BEDROOM TWO

13'5" x 10'7"

A further good size double bedroom providing ample space for bedroom furniture and storage. An ideal second bedroom for children or guests.

BEDROOM THREE

11'8" x 7'8"

A generous third bedroom which offers considerable versatility and could be used as a child's bedroom, guest bedroom, home office or dressing room depending upon the purchaser's requirements.



3 BEDROOMS



2 BATHROOMS



2 RECEPTION ROOMS



ENERGY RATING: C

Information

- Postcode: CF14 5QG
- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 944.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C

FAMILY BATHROOM

A generous four piece family bathroom fitted with a modern suite comprising bath, separate shower enclosure, WC and wash hand basin. The generous proportions provide a practical and comfortable family bathroom.

OUTSIDE**FRONT**

The property is approached via an enclosed front garden providing an attractive approach to the house and pathway leading to the entrance.

REAR

A good size enclosed rear garden providing an excellent private outdoor space for family use, entertaining and relaxation. The enclosed nature of the garden makes it particularly well suited to families with children and provides scope for outdoor seating and lawned areas.

TENURE

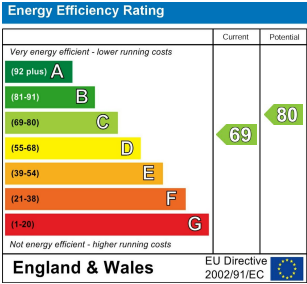
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band D







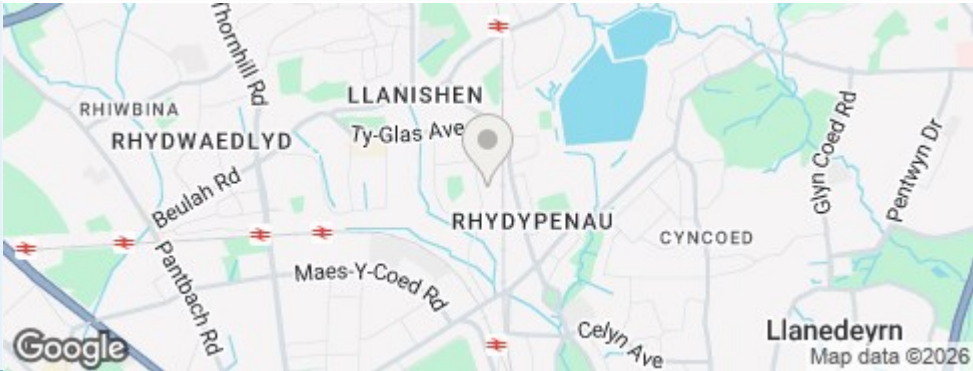
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

TOTAL FLOOR AREA : 87.7 sq.m. (944 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The property has been comprehensively refurbished throughout and is offered in excellent condition, providing a genuine turnkey solution for the next owner.
The property is offered for sale with NO ONWARD CHAIN.

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