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26 Heol Llinos, Cardiff, CF14 9JF

Offers Over £310,000

- Modern three bedroom semi-detached
- Potential to extend (subject to planning)
- Driveway for two cars
- Great road links
- Large corner plot
- Well-presented throughout
- Cul de sac location
- Close to amenities including shops and schools
- EPC Rating - C
- Council Tax Band - E

Located on the charming cul-de-sac of Heol Llinos in Thornhill, Cardiff, this modern three-bedroom semi-detached house is a fantastic buy for anyone looking for a property they can move straight into.

Internally you will find a spacious reception room that serves as the heart of the home, perfect for both relaxation and entertaining leading to a kitchen/dining area. The three bedrooms provide ample space catering to various needs, whether for a growing family or for those who desire a home office. Further to this is a modern family bathroom.

The property sits on a large plot, which not only enhances its appeal but also presents exciting opportunities for extension, subject to planning. The outdoor area offers a pleasant environment for children to play or for hosting summer gatherings with friends and family.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(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	69	77

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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Entrance Hallway

Entered via composite door. Stairs to first floor;

Living Room 15'8" x 15'8"ax (4.79 x 4.79max)

PVC window to front. Door into;

Kitchen/Diner 15'8" x 9'8" (4.79 x 2.97)

Fitted with a range of matching base and wall units with worktop space over. Inset sink, space for cooker, space for white goods. Space for table and chairs. PVC window and door to rear;

Landing

PVC window to side. Access to all first floor rooms;

Bedroom One 11'3" x 8'11" (3.45 x 2.74)

PVC window to front;

Bedroom Two 11'6" x 8'11" (3.53 x 2.74)

PVC window to rear;

Bedroom Three 8'7" x 8'6" (2.62 x 2.60)

PVC window to rear;

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and wc. PVC window to front;

Outside

Driveway providing parking space for two cars. Front lawn with path to front. Large side access to rear garden which comprises lawned area, Separate patio area. Shed to remain.

