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CARDIFF

VALE

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BRISTOL



Elan Road

LLANISHEN



A spacious 4 bedroom semi-detached home offered with no onward chain, one not be missed!

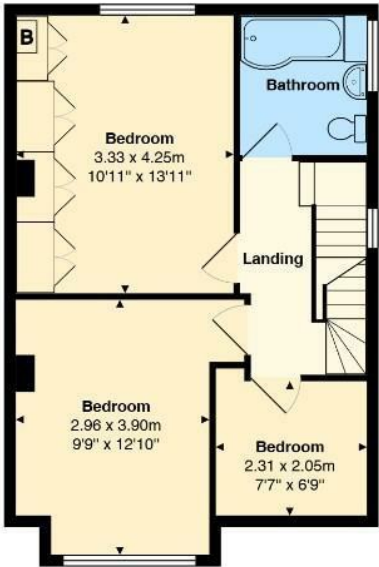
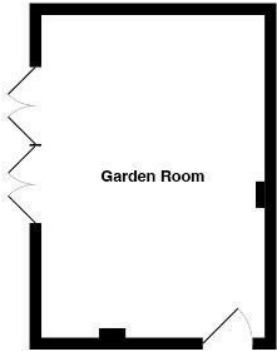
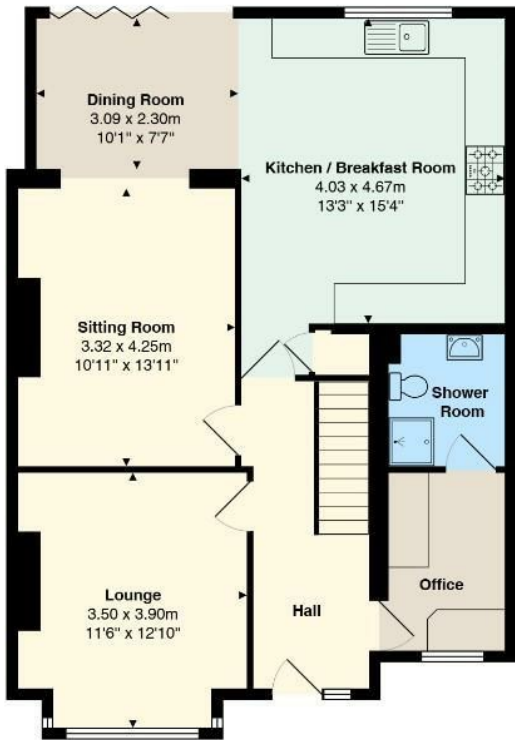
Comments by Ms Nadia Refae



Property Specialist
Ms Nadia Refae
Valuer

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Elan Road



Total Area: 157.9 m² ... 1700 ft²

All measurements are approximate and for display purposes only

- No onward chain
- Sunny south-west-facing rear garden
- Large driveway with parking for up to three cars. EV charging point installed
- Walking distance to local schools, local nursery proving wrap-around care 2 minutes walk
- Large bi-fold doors opening onto the garden, new modern non-slip patio
- Short walk to the reservoir, park and woodland
- Quiet, friendly street with a cul-de-sac feel and lovely neighbours
- Spacious detached garden room, ideal as a gym or office
- Home office and downstairs WC
- Bright, spacious open-plan kitchen with tasteful units in excellent condition
- Short walk to Llanishen village
- Excellent transport links, with nearby train and bus services

Comments by the Homeowner





Elan Road

Llanishen, Cardiff, CF14 0NR

Offers Over

£475,000



4 Bedroom(s)



2 Bathroom(s)



1700.00 sq ft



Contact our
Llanishen Branch
02920 499680

Situated on Elan Road in the sought after area of Llanishen in North Cardiff, this spacious four-bedroom semi-detached home offers approximately 1,700 sq ft of well-presented accommodation, together with a detached garden room and off-road parking for up to three vehicles (with an EV charging point).

The property includes two reception rooms, a bright open-plan kitchen with tasteful modern units, a dedicated home office, and a second downstairs bathroom with shower.

Large bi-fold doors open onto the south-west-facing rear garden, creating an excellent space for family life and entertaining.

Upstairs, there are three double bedrooms, a well-proportioned single bedroom, and a family bathroom.

The detached garden room provides flexible space for a gym, home office, studio or hobby room.

The reservoir, local park, woodland, schools, nursery and Llanishen village amenities are all within easy walking distance, with excellent train and bus links nearby.

NO ONWARD CHAIN.

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Driveway	Bedroom Two 9'8" x 12'9" (2.96 x 3.90)
Hall	Bedroom Three 7'6" x 6'8" (2.31 x 2.05)
Office	Bedroom Four 14'10" x 13'5" (4.53 x 4.10)
Shower Room	Garden Room
Lounge 11'5" x 12'9" (3.50 x 3.90)	EPC
Sitting Room 10'6" x 13'11" (3.22 x 4.25)	D
Kitchen/Breakfast Room 13'2" x 15'3" (4.03 x 4.67)	Council Tax
Dining Room 10'1" x 7'6" (3.09 x 2.30)	F
Garden	School Catchment
Landing	My English medium primary catchment area is Coed Glas Primary School.
Bathroom	My English medium secondary catchment area is Llanishen High School.
Bedroom One 10'11" x 13'11" (3.33 x 4.25)	My Welsh medium primary catchment area is Ysgol Y Wern.
	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf.
	Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

