

Heol Gwyndaf

LLANISHEN

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CARDIFF VALE CAERPHILLY BRISTOL



Heol Gwyndaf offers the perfect blend of comfort, convenience, and community. With excellent local schools, parks, shops, and transport links all within easy reach, it's an ideal choice for families or anyone looking to settle in this sought-after area.

Comments by Ms Nadia Refae



Property Specialist

Ms Nadia Refae

Valuer

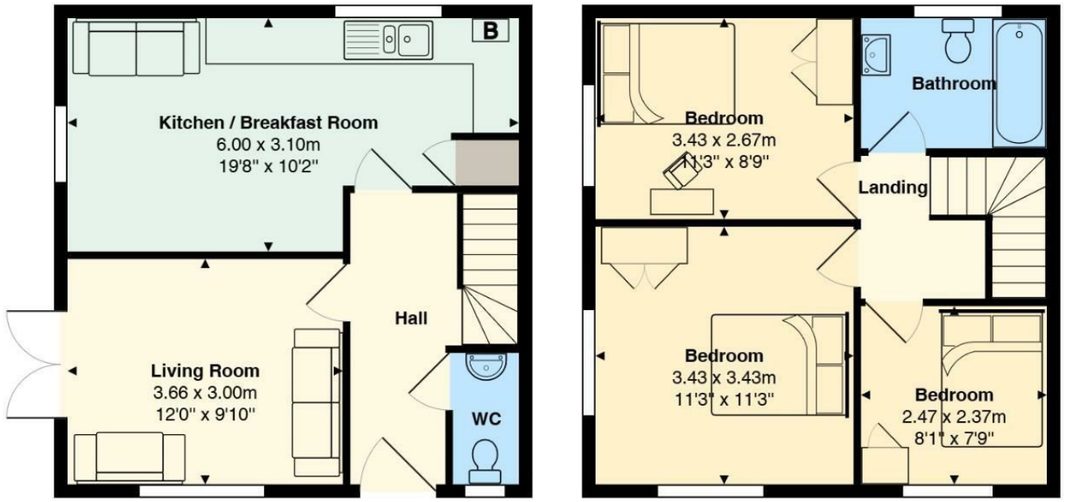
nadia@jeffreyross.co.uk

A great detached home we have lived in over the years.

Comments by the Homeowner



Heol Gwyndaf



Total Area: 74.4 m² ... 801 ft²

All measurements are approximate and for display purposes only









Heol Gwyndaf

Llanishen, Cardiff, CF14 5QB

Offers Over

£325,000

3 Bedroom(s) | 1 Bathroom(s) | 801.00 sq ft



Contact our
Llanishen Branch
02920 499680

Nestled in the charming area of Heol Gwyndaf in Llanishen, Cardiff, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, while the spacious kitchen and dining area create a welcoming hub for family meals and gatherings.

The living room features patio doors that open directly into the enclosed private garden, allowing for a seamless transition between indoor and outdoor living. This garden space is perfect for enjoying sunny days or hosting barbecues with friends and family. Additionally, the property boasts a convenient downstairs toilet, enhancing the practicality of the home.

Situated close to local shops and amenities, residents will appreciate the ease of access to everyday necessities. This location not only offers a peaceful residential atmosphere but also ensures that you are never far from the vibrant life of Cardiff.

With a driveway providing off-street parking, this property combines functionality with a homely feel. Whether you are looking to settle down or invest, this house on Heol Gwyndaf is a wonderful opportunity not to be missed.





Driveway

Hallway

W/C

Living Room 12'0" x 9'10" (3.66 x 3.00)

Kitchen/Breakfast Room 19'8" x 10'2" (6.00 x 3.10)

Landing

Master Bedroom 11'3" x 11'3" (3.43 x 3.43)

Bedroom Two 11'3" x 8'9" (3.43 x 2.67)

Bathroom

Garden

Bedroom Three 8'1" x 7'9" (2.47 x 2.37)

Tenure

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

Council Tax

D

EPC

B

School Catchments

My English medium primary catchment area is Coed Glas Primary School

My English medium secondary catchment area is Llanishen High School

My Welsh medium primary catchment area is Ysgol Y Wern

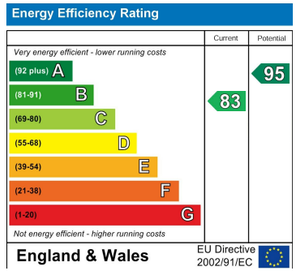
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf










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
95
83
England & Wales
EU Directive 2002/91/EC



