

Morris Avenue, Llanishen, Cardiff

£295,000

**Hern &
Crabtree**



Good old-fashioned service with a modern way of thinking.

Key Features

- Three Bedroom Semi-Detached Home
- Two Separate Reception Rooms
- Three First Floor Bedrooms
- Popular Llanishen Location
- Excellent Renovation Opportunity
- Useful Utility Room
- Established Front & Rear Gardens
- No Onward Chain

Set within established Llanishen, this three-bedroom semi-detached home presents an increasingly rare opportunity to take a house back to first principles and shape it for a new chapter. Requiring comprehensive modernisation and offered with no onward chain, the property has a straightforward layout, established gardens and plenty of scope for a buyer with an eye for improvement.

The ground floor begins with a welcoming entrance hall, from which the principal living spaces unfold. The lounge sits to the front, with an electric fireplace providing a natural focal point, while sliding doors connect through to the separate dining room overlooking the rear garden. The kitchen retains a simple arrangement of cabinetry and work surfaces, with a useful adjoining passage connecting to a separate WC and utility room. This secondary entrance also provides direct access between the front and rear of the house, adding a practical dimension to the existing layout.

Upstairs are three bedrooms, two of which incorporate substantial fitted wardrobes and storage, alongside a family bathroom. The house would now benefit from a programme of renovation, giving its next owner the freedom to reconsider finishes, fittings and, subject to the necessary consents, the configuration itself.

Outside, the front garden rises gently towards the house, while the rear garden is predominantly laid to lawn with mature hedging, established trees, an apple tree and a greenhouse. There is an appealing sense of greenery and enclosure, with enough space to create a particularly enjoyable garden setting.

Llanishen is one of North Cardiff's well-established residential areas, with local shops and everyday amenities around the village and Station Road, together with further retail and leisure facilities at Ty Glas. The wider area includes Llanishen Leisure Centre and the 110-acre Lisvane and Llanishen Reservoirs, with waterside paths, woodland and recreational activities.



Approx 994.00 sq ft



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		

Council Tax Band: D

Hern & Crabtree

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.