

JENKINS & BAILEY



9 Bluehouse Road  
Llanishen

£185,000

Leasehold

Nestled in the sought-after postcode of Llanishen, this charming two-bedroom maisonette offers a wonderful blend of style, space, and convenience. Ideally located near excellent primary and secondary schools, and within easy walking distance of local amenities, pubs, restaurants, and the neighbouring villages, this home provides the perfect setting for families, professionals, and downsizers alike.

The property welcomes you with a spacious driveway and an inviting entrance hall—ideal for greeting guests and providing practical storage for coats and shoes. Ascending the staircase, you are greeted by a bright and airy hallway that flows beautifully into each room.

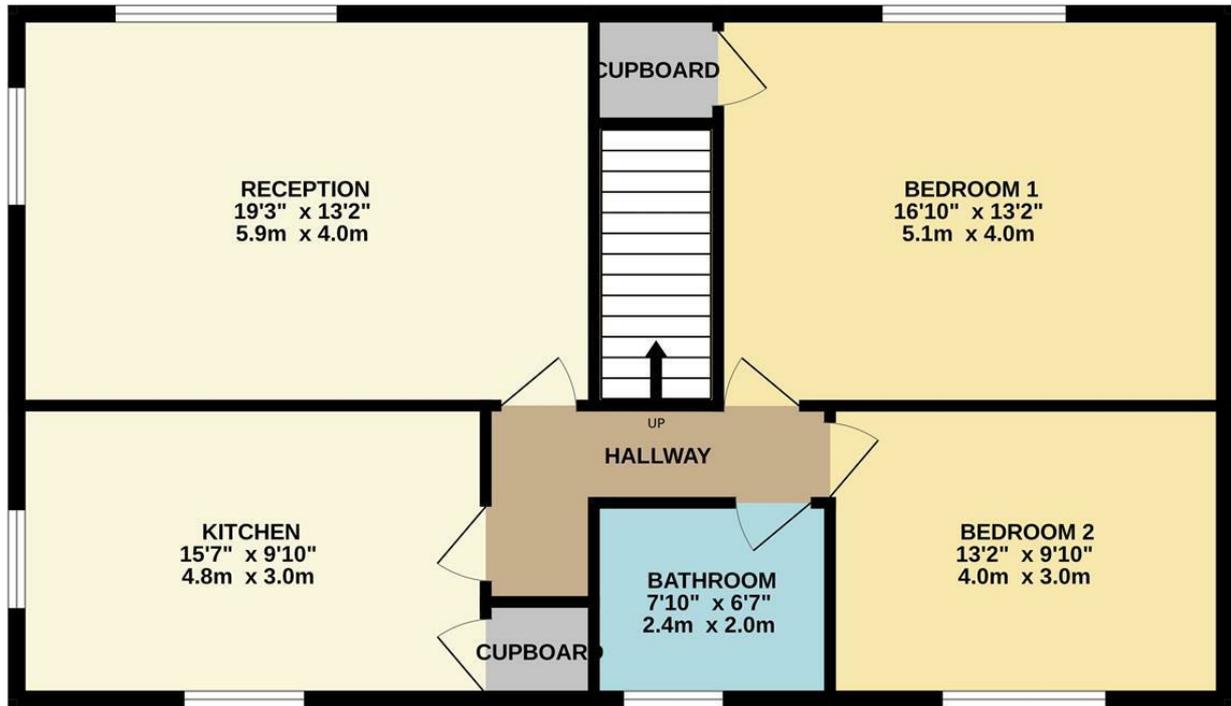
The large, well-appointed kitchen features neutral décor, abundant storage including fitted cupboards and a handy pantry, creating a perfect space for both everyday living and entertaining. The generously sized reception room is a true highlight, offering flexibility for a combined dining and work-from-home setup. A charming fireplace forms the focal point of this stylish boho-inspired living area, while two large windows flood the space with natural light.







GROUND FLOOR  
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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