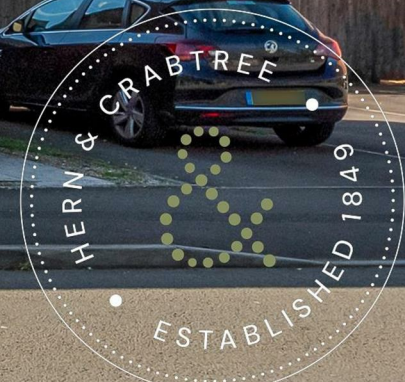


# Ashbourn Way

LLANISHEN, CARDIFF, CF14 5EY

**GUIDE PRICE £500,000**

**Hern &  
Crabtree**



# Ashbourn Way

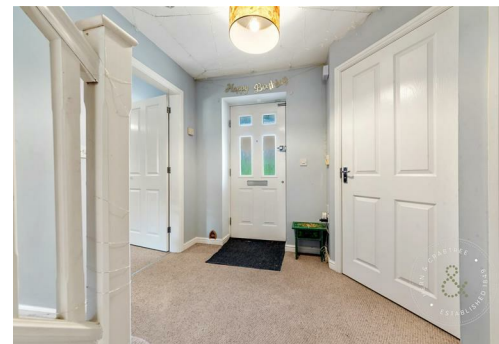
Positioned within a well regarded residential setting in Llanishen, this detached home offers generous proportions and a versatile layout suited to modern family life. The accommodation unfolds with a natural sense of flow, from the welcoming entrance hall through to a series of well balanced reception spaces, each offering flexibility for both everyday living and more considered entertaining.

The kitchen forms the heart of the home, arranged with ample workspace and complemented by a separate utility, while multiple reception rooms provide scope for a home office, formal sitting room or additional family space. Upstairs, four bedrooms are arranged across a bright landing, two of which benefit from their own en suites, alongside a well appointed family bathroom.

The rear garden has been designed with ease of maintenance in mind, offering a private paved setting with a structured layout that extends the living space outdoors. The inclusion of two garages further enhances the practicality of the home.

Llanishen remains one of Cardiff's most consistently sought after suburbs, appreciated for its balance of green space and connectivity. The area is well served by local amenities, including Llanishen Village, a selection of supermarkets, and leisure facilities such as Llanishen Reservoir. Well regarded primary and secondary schools are within easy reach, while excellent transport links provide convenient access to Cardiff city centre and beyond, including nearby train stations and road connections.

This is a home that combines space, flexibility and location in equal measure, offering a compelling opportunity within a well established Cardiff neighbourhood.



# 1491.00 sq ft

## Entrance Hallway

Entered via a wooden front door with four obscured double-glazed glass panels, the hallway provides a welcoming first impression. Stairs rise to the first floor, with a useful storage cupboard beneath and a boxed radiator.

## Living Room

A spacious reception room with double-glazed windows to the front and double glazed patio doors to the rear. Two radiators.

## Downstairs WC

Comprising WC, wash hand basin, radiator and Laminate flooring.

## Office Room

Double glazed window to the front and radiator. Ideal as a home office or study.

## Second Reception Room

Double glazed window to the side with a radiator.

## Kitchen

Fitted with a range of base units and laminate work surfaces. Stainless steel sink and drainer. Integrated four-ring gas hob with electric oven and grill. Space and plumbing for dishwasher. Double glazed windows to front and side. Wooden flooring.

## Utility Room

Laminate work surfaces with matching flooring to the kitchen. Combi boiler. Tiled splashbacks. Space and plumbing for washing machine, dishwasher and tumble dryer.

## First Floor Landing

With wooden bannisters, hatch access to the loft and a large cupboard housing the water tank.

## Bedroom One

Double glazed window to the side, radiator and large built-in cupboard.

## En Suite

Obscured double glazed window to the side. Suite comprising WC, wash hand basin, radiator and walk-in shower. Tiled walls and flooring.

## Bedroom Two

Double glazed window to the front and radiator.

## En Suite

Obscured double glazed window to the side. WC, wash hand basin, radiator and walk-in shower. Tiled walls and flooring.

## Bedroom Three

Double glazed window to the rear and radiator.

## Bedroom Four

Double glazed window to the front and radiator.

## Family Bathroom

Obscured double glazed window to the side. Suite comprising bath with integrated shower, WC, wash hand basin and radiator. Tiled flooring and walls to bath and shower areas.

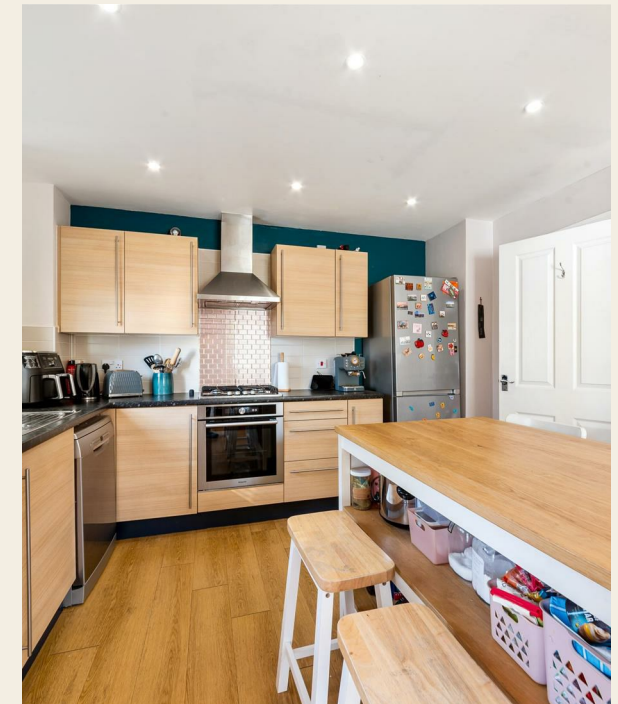
## Outside

To the front, a small storm porch opens onto a paved frontage.

To the rear, a paved garden area accessed via patio doors, featuring a Mediterranean-style trellis and enclosed by wooden fencing. Rear access leads to a garage gate. External power points and water tap. The property also benefits from two garages.

## Disclaimer

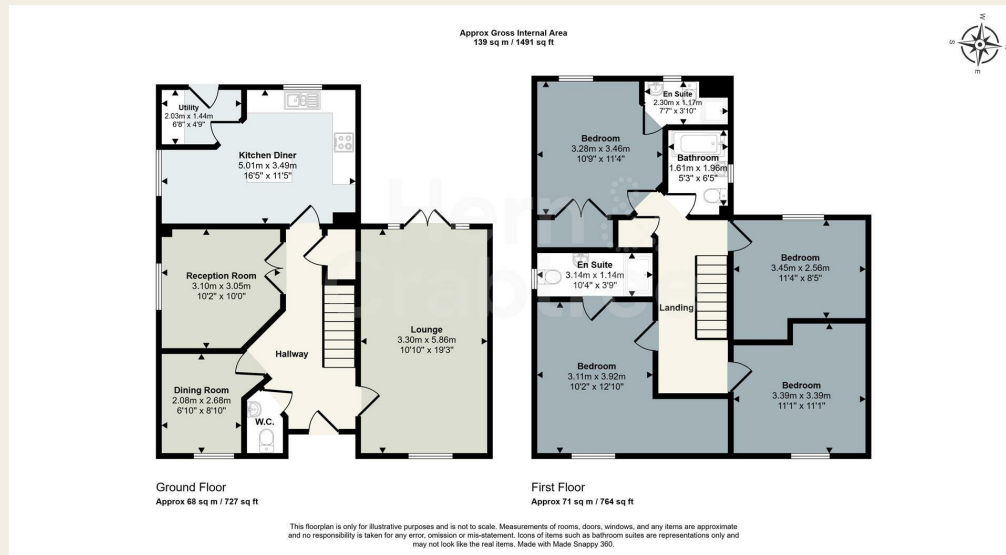
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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