



Guide Price £130,000 , Tegfan Close, Llanishen, Cardiff CF14 5DE



- Ideal first-time purchase or buy-to-let investment
- Quiet private cul-de-sac location less than 1km from Llanishen village
- Separate kitchen and living room plus a contemporary shower room
- Excellent built-in storage and gas central heating throughout
- Well-maintained outdoor communal space
- Close to Llanishen train station
- Excellent transport links to Cardiff city centre, A470 and M4
- Viewing highly recommended



, Tegfan Close, Llanishen, Cardiff, CF14
5DE

This well-presented one-bedroom ground floor apartment is situated within a small, well-maintained development and benefits from the added convenience of off-road parking. Tucked away in a quiet private cul-de-sac, yet located less than 1km from Llanishen Village, the property offers the perfect blend of peaceful living and excellent local amenities.

The accommodation comprises a bright living room, a separate fitted kitchen, a contemporary shower room, and a generous double bedroom with excellent built-in storage. Further benefits include gas central heating and the property is offered fully furnished, making it ready for immediate occupation.

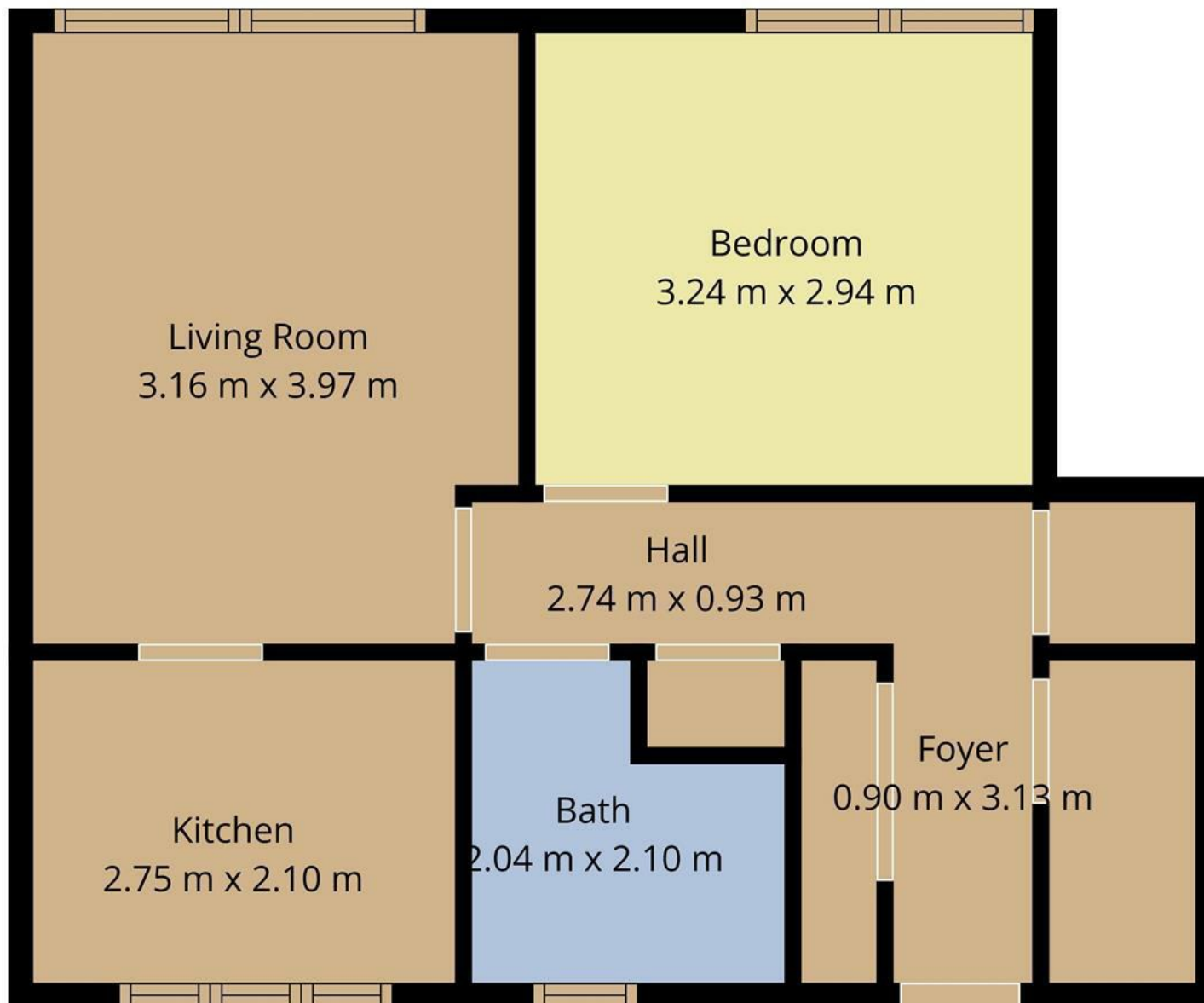
Outside, the apartment enjoys its own private outdoor space, ideal for relaxing with a morning coffee or enjoying some fresh air.

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by Key Executive Sales. Key Executive Sales accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.



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		
71		74
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



TOTAL: 43 m2
1st floor: 43 m2
EXCLUDED AREAS: WALLS: 5 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.