Llanishen Street

CARDIFF, CF14 3QE

GUIDE PRICE £270,000

Hern & Crabtree



Llanishen Street

Set on Llanishen Street in the Heath, this traditional bay-fronted terraced home offers an increasingly rare opportunity to take on a property in need of comprehensive renovation and shape it entirely around the next owner's taste. Offered with no onward chain, the house retains a number of characterful details and provides generous living space, together with a notably substantial rear garden.

The ground floor is arranged around a long entrance hall with dado detailing and an arched transition towards the staircase. To the front, the principal reception room is defined by a broad bay window and opens through an archway into a second sitting area, creating an adaptable double reception space.

Both sections retain built-in shelving and cupboard storage around the chimney breasts, while a further reception room provides a separate dining space. To the rear, the kitchen looks directly onto the garden and offers scope for complete reconfiguration. Upstairs, the principal bedroom mirrors the bay below, while the bathroom is understood to be the one area of the property that has already been renovated.

Outside, the rear garden is unusually generous for this style of house, extending predominantly in paved sections with established boundaries, planting and rear access.

Llanishen Street sits within easy reach of both Heath and Roath, with Whitchurch Road providing cafés, shops and everyday amenities nearby. Heath Park offers approximately 37 hectares of open space, while Roath Park, its lake and gardens are also readily accessible. Outdoor Cardiff Local schooling includes Ysgol Mynydd Bychan and Cathays High School, with further primary and secondary options throughout the surrounding area. Cardiff Council Heath Low Level and Heath High Level stations provide rail connections towards Cardiff Central and other parts of the city, while the University Hospital of Wales is also close at hand











Approx 1214.00 sq ft

Council Tax Band: E

Entrance Hall
Obscured glazed panels sit within and around the timber entrance door, including a glazed fanlight above. The hallway has a coved ceiling with dado detailing and textured wall finish to one side. A small archway leads through to the second section of the hall where the staircase rises to the first floor. Further dado detailing continues beneath the stairs, together with useful open storage and coat hanging space. Timber banister and wall-mounted handrail.

Lounge / Sitting Room
A broad double glazed rectangular bay window faces the front elevation, with glazing to the front and sides. The room is arranged as two connected reception areas divided by a wide archway.
The front section has a coved ceiling and decorative textured wall finishes around the chimney breast and adjoining wall. An electric fire sits within a timber surround, with fitted timber shelving to either side of the chimney breast and storage cupboards beneath.
The second section also has a coved ceiling, fitted shelving and cupboards positioned around the chimney breast and a further fireplace with timber surround. A timber panelled door connects back to the hallway, while a glazed timber door provides access to the rear passage leading towards the garden.

Dining Room
A window faces the side elevation, with additional obscured glazing above. The room retains the former fireplace position with a stone hearth. Timber panelled glazed doors connect the dining room with the adjoining accommodation and kitchen.

Kitchen
Two windows face the rear garden, together with an additional obscured window to the side elevation. A glazed timber door opens onto the side passage, with further glazing above.

The kitchen is currently fitted with laminate work surfaces and base units, together with a sink and drainer with separate taps. There is space for a dishwasher, washing machine and freestanding fridge freezer. The room provides considerable scope for redesign as part of the wider renovation.

Master Bedroom
A double glazed rectangular bay window faces the front elevation, with windows to both the front and side of the bay. An additional double glazed window also faces the front elevation. Coved ceiling.

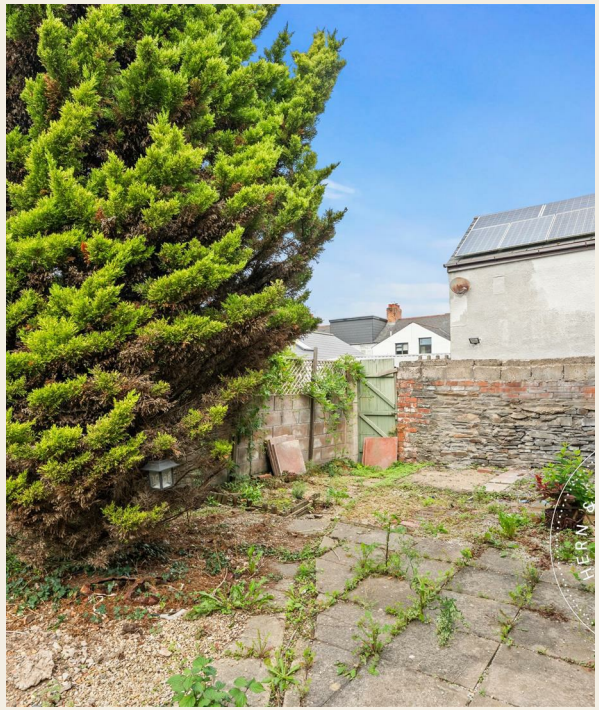
Bathroom
The bathroom has already been renovated and is currently the principal area of the house not requiring the same level of refurbishment as the remaining accommodation.

Bedroom Two
A second double bedroom positioned to the rear of the property.

Bedroom Three
A third bedroom providing additional accommodation suitable for use as a bedroom, nursery or home office.

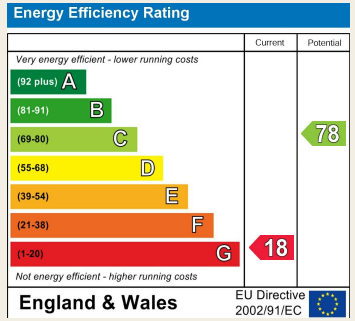
Rear Garden
A particularly spacious rear garden, predominantly laid with stone paving and extending towards a stone boundary wall at the far end. A timber gate provides access to the rear lane. Gravelled planting runs along one side, with stone walling and timber fencing forming the boundaries and a mature tree positioned towards the rear.

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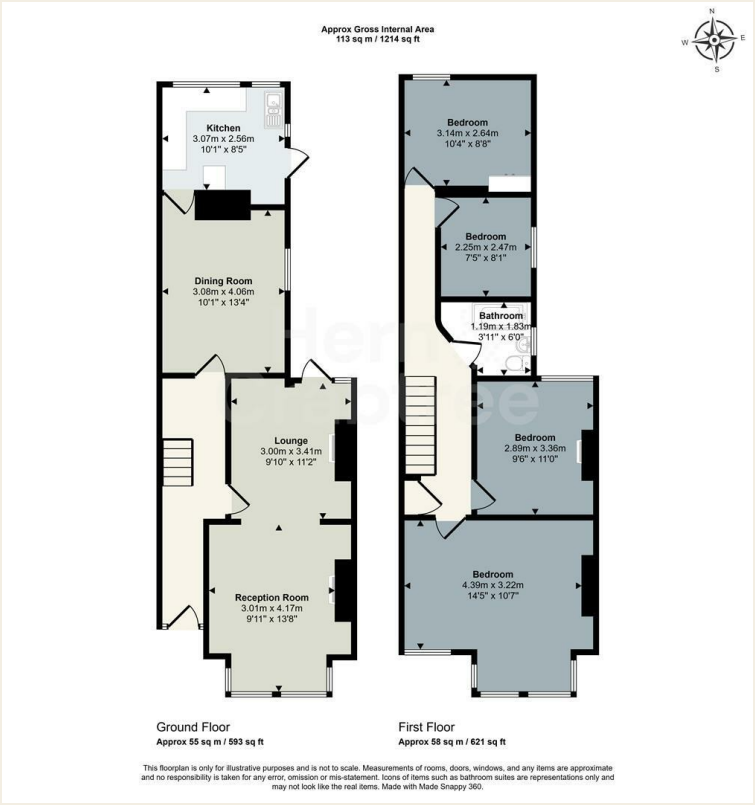


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