

Fishguard Road

LLANISHEN, CARDIFF, CF14 5PT

GUIDE PRICE £295,000

**Hern &
Crabtree**



Fishguard Road

Situated on Fishguard Road in Llanishen, this well proportioned three bedroom home offers balanced accommodation and established gardens in one of north Cardiff's most convenient residential settings.

The house opens through a porch into a welcoming hallway with wooden floors and traditional detailing. The principal reception room connects directly to a conservatory overlooking the garden, creating an easy rhythm between indoor and outdoor living. The kitchen sits to the rear with views across the garden and is complemented by a separate study, a practical utility hall with access to both front and rear, and a ground floor cloakroom. Upstairs, three bedrooms are arranged around a central landing with useful storage. Two overlook the rear garden while the third faces the front. A family bathroom serves this floor.

Llanishen remains a popular choice for buyers seeking strong local amenities and excellent transport connections. Fishguard Road is well placed for Llanishen village shops, supermarkets and cafes, while nearby parks and green spaces provide opportunity for recreation. The area benefits from reputable primary and secondary schools and is within easy reach of Llanishen train station, offering direct services to Cardiff city centre. Road links provide swift access to the A470 and M4, making this an appealing location for commuters. This is a comfortable and adaptable home in an established Cardiff suburb known for its community feel and everyday convenience.



1162.00 sq ft

Entrance Porch

A PVC entrance door with double glazed obscure glass panel opens into the porch. Double glazed windows face the front and wooden flooring runs underfoot. A second PVC door leads into the main hallway.

Hallway

With coved ceilings, wooden flooring and radiator. Stairs rise to the first floor.

Living Room

A bright reception room with coved ceilings and wooden flooring. Double glazed patio doors open into the conservatory, allowing for a natural flow of light and space. Radiator.

Conservatory

With double glazed windows to the rear and side along with double glazed patio doors to the side providing access to the garden. Wooden flooring and radiator. The ceiling is formed of corrugated plastic panels.

Kitchen

Double glazed window to the rear. Fitted with laminate work surfaces and tiled splash backs incorporating a stainless steel one and a half bowl sink with drainer. There is space and plumbing for a washing machine and dishwasher along with space for an electric oven. Coved ceilings, wooden flooring and radiator.

Study

Double glazed window to the front, radiator and wooden flooring. There is a large storage cupboard beneath the stairs.

Utility Hall

Wooden flooring and coved ceiling. PVC door with obscure double glazed panel leads to the front and a further PVC door with obscure double glazed panel leads to the rear garden. Radiator.

Ground Floor Cloakroom

Double glazed obscure window to the front. Fitted with WC and wash hand basin.

First Floor Landing

Double glazed window to the front, wooden balustrade and hatch providing access to the loft. Large airing cupboard house also.

Bedroom One

Double glazed windows to the rear, built in wardrobe and radiator.

Bedroom Two

Double glazed windows to the rear, coved ceilings and radiator.

Bedroom Three

Double glazed windows to the front, radiator and built in cupboard.

Family Bathroom

Obscure double glazed window to the front. Tiled walls and tiled flooring. Suite comprising bath with shower over, WC and wash hand basin. Radiator.

Front Garden

Enclosed by a low brick wall with iron gate, high wooden fencing to one side and mature hedge to the other. Laid with a concrete pathway, small lawn and a larger concrete area providing additional off road parking potential if required.

Rear Garden

Enclosed with wooden fencing to both sides and rear. A paved patio adjoins the house providing seating space, leading to a large decked area beneath a covered pergola style structure. Steps rise to a lawned section.

Disclaimer

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 H&C. Hern & Crabtree 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.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



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

