

Morris Avenue

LLANISHEN, CARDIFF, CF14 5JW

OFFERS OVER £350,000

**Hern &
Crabtree**



Morris Avenue

Situated on Morris Avenue in the ever popular Llanishen area of North Cardiff, this attractive terraced home offers generous and versatile accommodation arranged over two floors. The property opens into a welcoming porch and hallway, leading through to a well proportioned living room with feature shelving and access into a spacious kitchen fitted with a comprehensive range of integrated appliances and storage. A separate dining room sits to the rear, enjoying views over the garden and creating a natural flow for both everyday living and entertaining.

The ground floor is further enhanced by a practical utility room and downstairs WC, adding valuable convenience and flexibility for modern family life. To the first floor are three bedrooms, including two doubles and a well sized single, alongside a family bathroom fitted with bath and shower.

Externally, the property benefits from off road parking to the front for multiple vehicles. The rear garden is arranged over tiers with a gravel seating area and lawn, offering a private outdoor space ideal for relaxing or entertaining.

Llanishen remains one of Cardiff's most sought after residential districts, known for its strong community feel, excellent local schooling and abundance of amenities. Nearby you will find Llanishen Village, well regarded cafés, supermarkets and leisure facilities. The area is also well served by transport links including Llanishen railway station, providing direct access into Cardiff City Centre, alongside convenient road connections to the A48 and M4. Green spaces such as Llanishen Reservoir and Cefn Onn Park are also within easy reach, offering excellent outdoor recreation.

This is a well balanced home in a highly desirable location, ideal for families, first time buyers or those looking to settle within a well connected Cardiff suburb.



1085.00 sq ft

Entrance Porch

Accessed via a PVC front door, the porch offers double glazed windows to the front and side, providing a bright welcome into the home.

Entrance Hallway

A wooden floor hallway with stairs rising to the first floor. There is a useful storage cupboard beneath the stairs, a boxed radiator, and a double glazed window to the side.

Living Room

Double glazed window to the front. Finished with wooden flooring and featuring a radiator and built-in shelving to either side of the chimney breast. A set of large wooden trifold doors lead through to the kitchen.

Kitchen

Double glazed windows to the front. A generous range of wall and base units with laminate work surfaces, ceramic sink, four ring gas hob, integrated oven, microwave, dishwasher and fridge freezer. There is also a large larder cupboard and a vertical radiator.

Dining Room

Accessed via a squared arch from the kitchen. Double glazed windows to both the side and rear. Wooden flooring continues through, with a radiator providing warmth.

Utility Room and WC

A corridor leads to the utility area and downstairs WC. The WC has a double glazed obscure window to the rear, with toilet and sink integrated into the system. The utility room offers a PVC door to the front and rear, both with obscure double glazed panels. There is plumbing and space for a washing machine and tumble dryer, laminate work surfaces, wall units and a radiator.

First Floor Landing

Hatch access to loft space, wooden bannister, and a double glazed obscure window to the side.

Bedroom One

Double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the rear, radiator, with built-in storage cupboards.

Bedroom Three

Double glazed window to the front, radiator, and built-in cupboard housing the combi boiler.

Bathroom

Double glazed obscure window to the side. Fitted with bath and integrated shower, toilet, sink, heated towel rail, laminate flooring and tiled walls.

Exterior

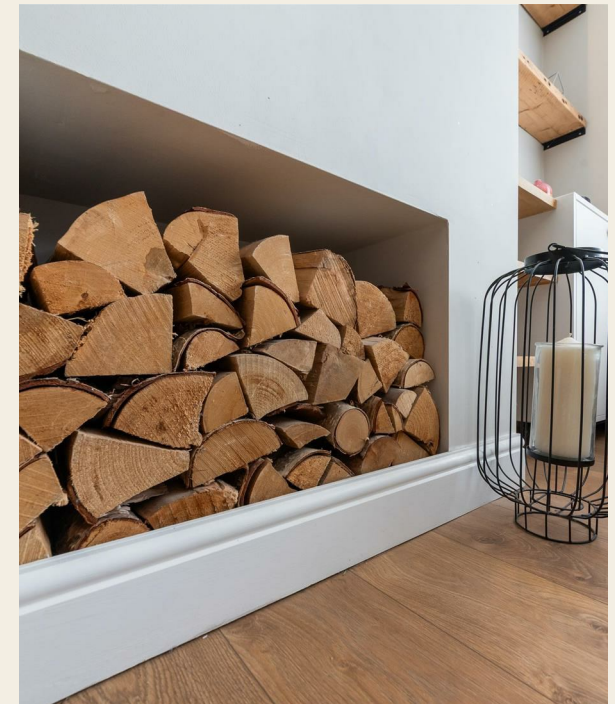
To the front, a large paved driveway provides parking for up to three vehicles.

The rear garden offers a gravel seating area leading onto a two-tier lawn. There is a cold water tap, timber fencing to two sides and a mature hedge boundary, along with a useful garden shed.

Disclaimer

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. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. 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.

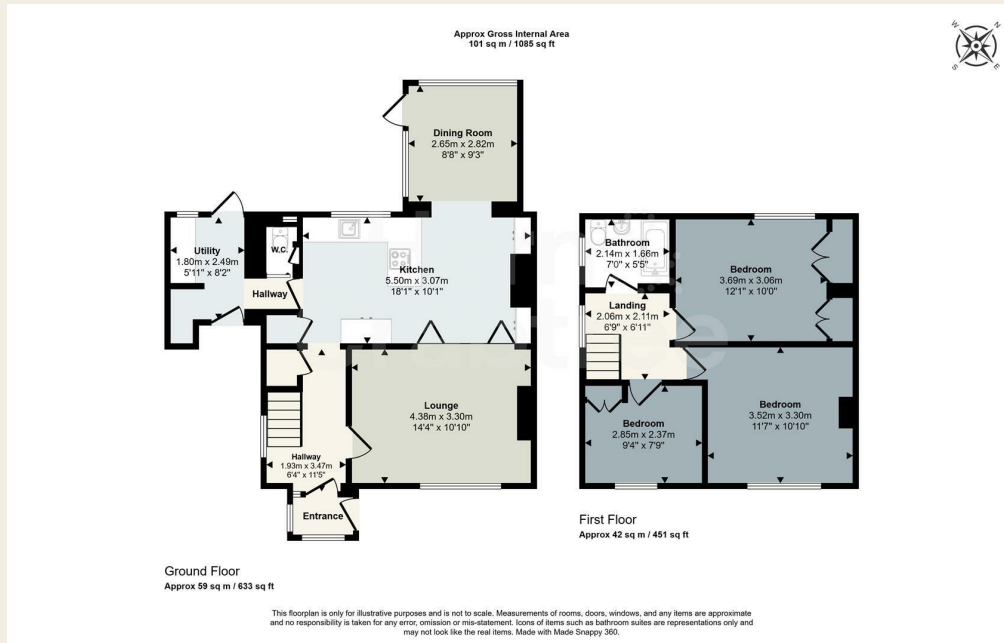
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

02920 620 202 | heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.