



Fishguard Road, Llanishen CARDIFF CF14 5PS

welcome to

Fishguard Road, Llanishen CARDIFF

Conveniently located close to local amenities and schools is this spacious modern three-bedroom semi-detached home in the lovely suburb of Llanishen. With a large rear garden, two reception rooms and driveway to the front, it is an excellent choice for families and first-time buyers.



Entrance Hall

Stairs leading to the first floor, radiator

Living Room

14' 7" max x 13' max (4.45m max x 3.96m max)
Double glazed window to the front, radiator

Dining Room

9' 10" x 8' 6" (3.00m x 2.59m)
Double glazed double doors to the rear garden, radiator

Kitchen

10' max x 10' 9" (3.05m max x 3.28m)
Range of wall and base units, work surfaces, dual sink, electric hob and oven, cooker hood, double glazed window to rear, space for white goods, access to dining area

Utility Area

Accessed via the kitchen and doors leading to the front and rear, built in cupboard, space for white goods

Landing

Built in storage, double glazed window to side

Bedroom One

14' 8" x 8' 6" (4.47m x 2.59m)
Built in wardrobe, radiator, double glazed window to rear

Bedroom Two

11' 11" x 10' 9" (3.63m x 3.28m)
Built in wardrobe, radiator, double glazed window to front

Bedroom Three

9' 1" x 7' 10" (2.77m x 2.39m)
Built in wardrobe, radiator, double glazed window to front

Bathroom

Three-piece suite comprising: Bath with shower over, wash basin, low level w/c, radiator, obscured double glazed windows to side

Front Garden

Hard stand, laid to lawn path to front door

Rear Garden

Enclosed garden to rear, mostly laid to lawn with a selection of shrubs, green house, patio, outside tap.



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welcome to

Fishguard Road, Llanishen CARDIFF

- Semi-Detached Home in Llanishen
- Three Well-Proportioned Bedrooms
- Two Reception Rooms, Kitchen, and Utility Area
- First Floor Bathroom with Three Piece Suite
- Driveway And Front Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109166 - 0021

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