



Sheppard
& Bear

Ffordd Mograig | Llanishen | Cardiff | CF14 5EW

Price £575,000



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Nestled in the charming area of Llanishen, Cardiff, this superior family home on Ffordd Mograig offers a perfect blend of comfort and convenience. Built in 2008, this spacious property spans an impressive 1,755 square feet and features two inviting reception rooms, ideal for both relaxation and entertaining.

The heart of the home is the well-appointed kitchen/diner, which provides a welcoming space for family meals and gatherings. The ground floor also includes a convenient WC, enhancing the practicality of the layout. Ascending to the first floor, you will find three generously sized double bedrooms, two of which boast en-suite facilities, along with a family bathroom that caters to the needs of the household. The second floor offers an additional two double bedrooms and a modern shower room, ensuring ample space for family and guests alike.

- Superior family home
- Kitchen/diner
- Five double bedrooms
- Total of four bathrooms
- Near train station and bus stops
- Two reception rooms
- Ground floor WC
- Two en-suites
- Garage and driveway

Entrance hall

Living room

21'5 x 11'6 (6.53m x 3.51m)

Dining room

10'6 x 9'4 (3.2m x 2.84m)

WC

Kitchen/diner

Utility room

6'0 x 5'5 (1.83m x 1.65m)

First floor landing

Bedroom one

15'5 x 10'5 (4.7m x 3.18m)

En-suite

10'5 x 5'6 (3.18m x 1.68m)

Bedroom two

12'3 x 11'5 (3.73m x 3.48m)

En-suite

6'6 x 5'5 (1.98m x 1.65m)

Bedroom three

11'7 max x 8'9 (3.53m max x 2.67m)

Family bathroom

6'7 x 5'6 (2.01m x 1.68m)

Second floor landing

Bedroom four

15'5 x 11'7 (4.7m x 3.53m)

Bedroom five

10'9 x 9'6 (3.28m x 2.9m)

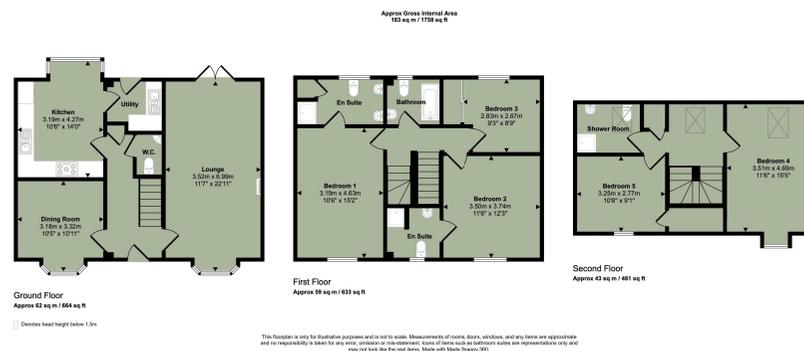
Shower room

7'6 x 5'9 (2.29m x 1.75m)

Outside and parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	
(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	



Council Tax Band G
EPC Rating C

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