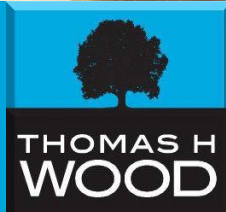




85 Morris Avenue

Llanishen, Cardiff, CF14 5JY



Asking Price Of £285,000

3 Bedrooms



A wonderful opportunity to purchase this fully refurbished and extended, three double bedroom home situated in the popular village of Llanishen. The current owners have transformed the property to create a truly wonderful home with an exceptional open plan kitchen, diner and family room to the rear with bifold doors that lead to a wonderful rear garden. Further benefits include, new UPVC windows, full electrical rewire, underfloor heating to the family room, a beautiful family bathroom and spacious accommodation throughout. The property is within a walking distance to highly regarded primary and secondary schools. Llanishen and Rhiwbina Villages a short distance away. The property is offered for sale in immaculate condition with no onward chain.

#### **ENTRANCE HALL**

via composite front door with glazed inserts to carpeted hallway, radiator with TRV.

#### **LOUNGE**

11' 2" x 13' 4" (3.42m x 4.08m) Good size lounge with carpeted floors, painted walls, smooth ceiling, UPVC window to front aspect with fitted blind, vertical radiator with TRV

#### **KITCHEN**

17' 5" x 7' 6" (5.33m x 2.29m) Stunning open plan kitchen with a range of white high gloss wall and base units with composite marble effect worktops over. Space for American size fridge freezer and dishwasher with one and half bowl sink and brushed steel tap. Built in ovens and Zanussi 5 ring gas hob. Spotlights, stylish splashback and tiled floors further compliment this beautiful kitchen



### **FAMILY ROOM**

17' 1" x 13' 5" (5.22m x 4.11m) Bright and spacious room with bifold doors, roof domes and fully tiled floors with underfloor heating. The bi folding doors open onto the decking area bringing the inside in.

### **UTILITY ROOM**

5' 11" x 20' 6" (1.82m x 6.26m) An excellent and practical space with line of flooring, UPVC doors providing access from the front to the back of the house. Oak fitted worktops and cupboards, plumbing for washing machine and tumble dryer, sink with mixer tap, open cupboard with Worcester combination boiler

### **WC**

2' 7" x 4' 0" (0.79m x 1.23m) Lino flooring, low-level WC, spotlights, water and electric meters plus electric consumer unit

### **LANDING**

Landing with recess space for storage, UPVC window to rear, built-in cupboard, doors to all bedrooms and bathroom. Loft access.

### **BEDROOM ONE**

11' 7" x 12' 10" (3.54m x 3.92m) Spacious double bedroom with carpeted floors, painted walls, smooth ceiling, UPVC window to front aspect with fitted blinds, built-in pull-out wardrobes and vertical radiator with TRV

### **BEDROOM TWO**

8' 11" x 12' 10" (2.74m x 3.93m) 2.74 m x 3.93m as further double bedroom with carpeted floors, painted walls smooth ceiling, built-in wardrobe, UPVC window to front aspect and radiator with TRV

### **BEDROOM THREE**

11' 7" x 9' 5" (3.54m x 2.89m) Carpeted floors, painted walls, smooth ceiling, UPVC window to rear aspect and radiator with TRV

### **FAMILY BATHROOM**

8' 11" x 5' 5" (2.72m x 1.67m) Stunning bathroom with fully tiled walls and floors, wash hand basin vanity unit with chrome mixer tap, low-level WC, bathtub with chrome mixer shower and glass screen. UPVC window to rear, spotlights, chrome towel radiator with TRV

### **OUTSIDE**

#### **Front**

Laid lawn and brick built perimeters, mature plants and shrubs, driveway with space for one car along with additional on-road parking. Door to the main house and door to utility room with through access to the garden

#### **Rear**

A generous rear garden with recently fitted decking area accessed via the family room and bi fold doors. With mainly laid lawn with mature borders shrubs and plants, path to workshop, ramped access to utility room and timber perimeter fencing.

### **TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

### **COUNCIL TAX**

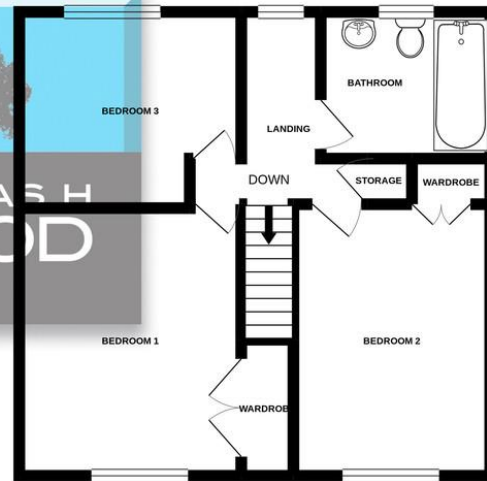
Band D



**GROUND FLOOR**  
71.9 sq.m. (774 sq.ft.) approx.



**1ST FLOOR**  
51.5 sq.m. (554 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

14 Park Road, Whitchurch, Cardiff,  
CF14 7BQ

www.thomashwood.co.uk  
02920 626252  
sales@thomashwood.com

Mon-Fri: 9am - 5pm  
Sat: 9am - 4pm

