Llanishen, Cardiff, CF14 5HL

Offers In Excess Of



Estate Agents and Chartered Surveyors









Semi-Detached House









Property Description

Stunning semi detached property in the popular Llanishen area. The accommodation briefly comprises of porch, entrance hall, open lounge and dining room, kitchen, downstairs cloakroom, three bedrooms and bathroom. Good size rear garden and off road parking to the front of the property with access to the garage.

Tenure Freehold

Council Tax Band D

Floor Area Approx

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in LLanishen, North Cardiff. Well regarded schools of all levels are in the area. The green belt is situated nearby by with a delightful walk through to Lisvane - ideal with young children and dog walkers. Opposite is Sainsburys local, Greggs, subway and the Nine Giants public house. Good transport links to the city centre and beyond.

ENTRANCE PORCH

Enter into upvc double glazed porch with door leading into hallway.

DOWNSTAIRS CLOAKROOM

Fitted with traditional two piece suite comprising of wc and wash hand basin. Tiled walls and floor with smooth ceilings and spotlighting. Upvc double glazed obscure window to side.

HALLWAY

Enter via wooden glass panelled front door with single glazed windows either side. Staircase leading to first floor with under stairs storage. Access to cloak room and lounge/dining room. Parquet wooden flooring, smooth walls and ceilings with central light pendant. Upvc double glazed obscure window to side leading to first floor.

DINING ROOM

11' 10" maximum x 12' 10" (3.63m x 3.92m)
Smooth walls and ceilings with central light pendant with parquet flooring. Open plan to lounge area.
Feature gas fireplace and surround. Upvc double glazed window to front.

LOUNGE

11' 11" x 9' 10" (3.65m x 3.01m)

Open plan to dining room. Smooth walls and ceilings with central light pendant and parquet flooring. Upvc double glazed French doors to rear garden and door leading to kitchen.

KITCHEN

11 2" x 9' 2" (3.42m x 2.81m)

Fitted with a range of base and eye level units with worktops over and tiled splash back. Space for a Flavel range style cooker with seven ring gas hob and cooker hood. Inset one and a half composite sink unit plus drainer. Integral washing machine and space for free standing America size fridge/freezer. Smooth walls and ceilings with central light pendant and vinyl flooring. Upvc double glazed window to rear and upvc double glazed door to side.



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LANDING

Access to all first floor rooms. Smooth walls and ceiling with carpeted flooring and two central light pendants. Loft hatch with pull down ladder. Fully boarded housing gym equipment. Upvc double glazed obscure window to rear

BEDROOM ONE

11' 11" x 11' 8" (3.64m x 3.56m)

Papered walls and smooth ceilings with central light pendant and laminate flooring. Upvc double glazed window to front.

BEDROOM TWO

11' 2" x 11' 10" (3.41m x 3.63m)

Smooth walls and textured ceiling with central light pendant and carpeted flooring. Upvc double glazed window to front.

BEDROOM THREE

9' 4" to wardrobe x 9' 2" (2.86m x 2.81m)

Built in sliding wardrobes. Smooth walls and ceilings with central light pendant and carpeted flooring. Upvc double glazed window to rear and side.

OUTSIDE

Front - Block paved driveway to front and side leading to detached garage with dwarf wall and dropped kerb.

Rear. Offering two paved areas ideal for outside dining and entertaining with the remainder laid to lawn and fence surround. Gazebo providing sun shelter and may remain with the sale of the home.

GARAGE

7' 7" x 20' 0" (2.32m x 6.11m)

Garage complete with newly fitted up and over garage door and additional upvc double glazed side door. Fully fitted with power sockets and lighting.



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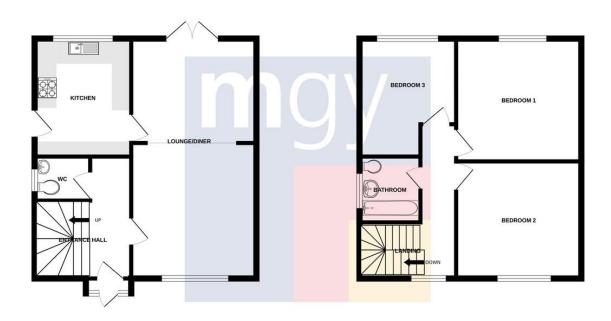




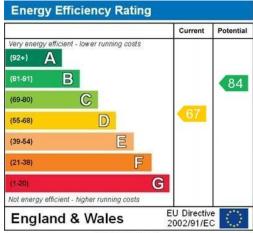


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GROUND FLOOR 1ST FLOOR



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