

65 Station Road,  
Llanishen, Cardiff, CF14 5UT



Estate Agents and  
Chartered Surveyors

Offers In Region Of

£750,000



semi detached house



# Property Description

A beautifully renovated, modernised and completely refurbished four bedroom traditional Semi Detached home in the heart of Llanishen. Offering two large reception rooms, a top of range kitchen with Neff appliances, Quartz worktops plus central island, four bedrooms, two bedrooms plus a downstairs WC. Planning permission granted for further development - Please ask for more information.

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1,603 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Llanishen offers a wealth of local amenities including shop's and Cafe's. The local primary and second schools are within walking distance and are very highly regarded by the local residence. Public transport links are within close proximity including both rail and bus services, with great road links for commuters. The newly opened Lisvane and Llanishen Reservoir is a new addition to the area with a range of activities for families including water sports and beautiful walks.

## ENTRANCE HALLWAY

Enter into hallway via composite front door. Smooth walls and ceiling with original cornice and coving and spot lighting. Tiled flooring leading through to kitchen, second reception room and cloakroom. Staircase leading to first floor.

## LOUNGE

11' 6" x 15' 8" into bay (3.53m x 4.80m)  
Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed bay window to front.

## SECOND RECEPTION ROOM

10' 8" into alcove x 12' 4" (3.27m x 3.77m)  
Smooth walls and ceiling with a central light pendant and tiled flooring to finishing. Upvc double glazed French doors leading to rear garden.

## CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Smooth walls and ceiling finished with tiled flooring.

## KITCHEN/BREAKFAST ROOM

22' 10" x 10' 0" (6.97m x 3.05m)  
Fitted with a traditional shaker style Sigma 3 kitchen with quartz worktops over. Built in Neff oven, microwave and induction hob. Central island with seating for four guests. Integral fridge/freezer, dishwasher and washing machine. Upvc double glazed window to rear with extended Quartz flush into the window frame and a floor to ceiling picture window to side. Aluminium bi-folding doors to the side leading into the rear garden. Built in double doors offering ample storage. Smooth walls and ceiling with spot lighting and pendant lights over the island. Tiled flooring to finish.

# 65 Station Road, Llanishen, Cardiff, CF14 5UT

## LANDING

Carpeted stairs and landing to first floor with split level landing. Smooth walls and ceiling with spot lighting to finish. Doors leading into all first floor rooms finished with a glass balustrade

## BEDROOM ONE

16' 9" max to under stairs x 15' 7" into bay (5.12m x 4.75m)

Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed bay window to front. Under stair storage ideal for building bespoke wardrobes area. Door leading to en suite shower room.

## ENSUITE

Fitted with a three piece suite comprising walk in shower with glass shower screen, vanity style wash hand basin and WC with worktops space over. Tiled shower surround with tiled flooring, smooth walls and ceilings finished with spot lighting. Upvc double glazed obscure window to front.

## BEDROOM TWO

10' 3" into alcove x 12' 1" (3.13m x 3.69m)

Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed window to rear.

## BEDROOM THREE

11' 2" x 10' 4" (3.42m x 3.17m)

Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed window to rear.

## BATHROOM

Fitted with a modern four piece bathroom suite from Cross Water Sanitary comprising free standing bath, walk in shower with glass shower screen, WC and wash hand basin finished with copper fixtures and fittings. Tiled flooring with tiled shower surround finished with smooth walls, ceiling and spot lighting. Upvc double glazed obscure window to side.

## BEDROOM FOUR

11' 6" maximum x 13' 3" (3.53m x 4.06m)

Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Double glazed skylight window to rear x2.

## GARDEN

Off road parking can be found to the front via a drive for a number of vehicles with a front garden laid to lawn. Side access leading to the large rear garden offering a patio area leading from both the bi folding doors from the kitchen and French doors from the second reception room. This space is ideal for outside dining and entertaining with the remainder of the garden laid to lawn. There is a range of plants, trees and shrubbery with a newly planted hedge which will mature over the coming months/years boarding the neighbouring property. The original stone wall can also be found to the rear of the garden providing a boundary between both neighbours.

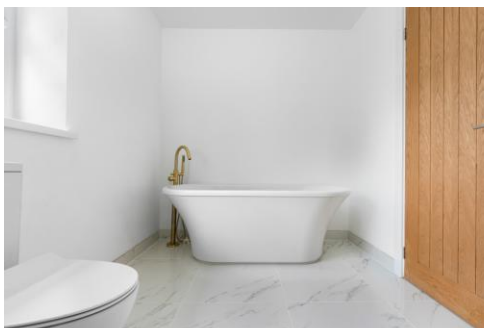
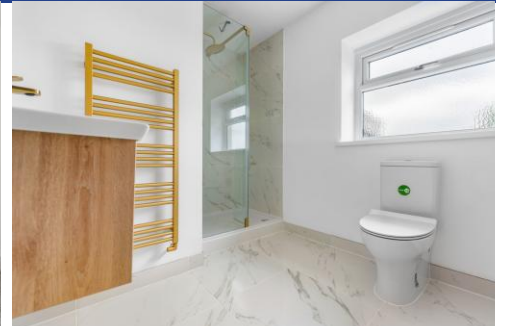


65 Station Road,  
Llanishen, Cardiff, CF14 5UT

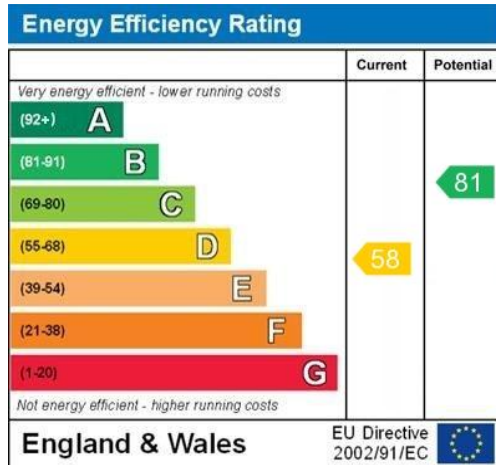




65 Station Road,  
Llanishen, Cardiff, CF14 5UT



# 65 Station Road, Llanishen, Cardiff, CF14 5UT



**Birchgrove** 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



**mgyc.co.uk**

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.