

17 Ty Glas Avenue,
Llanishen, Cardiff, CF14 5DX



Estate Agents and
Chartered Surveyors

Asking Price Of

£295,000



Semi-Detached House

4

2

2

3

Property Description

Extended 3/4 bedroom semi detached property in Llanishen, Cardiff. The property offers ample space throughout with 3 reception rooms, four bedrooms and bathroom. Outside the property offers off road parking for two cars plus an enclosed rear garden.

Tenure Freehold

Council Tax Band D

Floor Area Approx 904 Sq. Ft.

Viewing Arrangements
Strictly by appointment

LOCATION

Situated in the Llanishen area of Cardiff with Llanishen village nearby with St Isan church, The Church Inn and a range of shops and amenities. Plenty of green area and parks nearby. Well regarded schools of all levels including a bilingual school. Good transport links to the city centre.

HALL

Enter via UPVC front door into hallway leading onto four large reception rooms, modern kitchen, shower room as well as a utility room and laundry room.

LOUNGE

Opening into dining space with skylight roof window and French doors opening onto the garden.

DINING ROOM

Opening into kitchen. French doors leading to rear garden.

KITCHEN/UTILITY ROOM

Fitted with a range of base and eye level units with worktops over. Space for free standing cooker and hob with cooker hood over. Space for fridge/freezer. Inset stainless steel sink unit and drainer. Window to front and door leading to rear garden. Tiles splash back with tiled flooring.

SITTING ROOM

Opening to family room/bedroom four.

FAMILY ROOM/ BEDROOM FOUR

French doors leading to rear garden.

SHOWER ROOM

Fitted with a three piece suite comprising walk in shower, WC and wash hand basin.

LANDING

Doors leading to all first floor rooms.

BEDROOM ONE

Window to rear.

BEDROOM TWO

Window to rear.

BEDROOM THREE

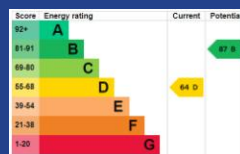
Window to front.

FAMILY BATHROOM

Fitted with a three piece suite comprising corner bath with shower over, WC and wash hand basin. Tiled walls and flooring with a obscure window to front.

Birchgrove 029 2052 9026

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



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