

7 Solva Avenue,
Llanishen, Cardiff, CF14 0NP



Estate Agents and
Chartered Surveyors

Asking Price Of

£385,000



Semi-Detached House

3

1

2

2

Property Description

Situated in the popular area of Llanishen just a stone's throw from Llanishen Reservoir this three bedroom Semi-detached home is a MUST SEE. The property is in need of modernising and upgrading however offers a spacious family home over-all. Situated in a cul de sac within walking distance to shops and schools and with easy access to Llanishen village and a number of public transport links.

Internally the property accommodation comprises; entrance porch, hall, lounge, dining room, kitchen and downstairs WC all to the ground floor. To the first floor you will find three bedrooms and the family bathroom.

Outside to the front you will find parking via the drive plus a front garden mostly laid to lawn with a range of plants and shrubs. Side gate provides access to an enclosed rear garden offering a combination of paving with the remainder laid to lawn. Garden shed and greenhouse are to remain. Detached garage also provides a great storage space with a standard up and over garage door.

Tenure Freehold

Council Tax Band E

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

LOCATION

Llanishen offers a wealth of local amenities including shops and cafes. The local primary and second schools are within walking distance and are very highly regarded by the local residents. 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.

PORCH

5' 11" x 1' 6" (1.81m x 0.46m)

Upvc double glazed front door into porch.
Aluminium door leading to entrance hall.

HALL

13' 6" x 5' 10" (4.13m x 1.79m)

Enter via aluminium front door into hallway wallpapered walls, textured ceilings, a central light pendant and finished with carpeted flooring. Carpeted staircase leading to first floor. Feature stained glass window to side. Doors leading to all ground floor rooms.

CLOAKROOM

Fitted with a traditional two piece suite comprising WC and wash hand basin. Tiled walls and flooring with wallpapered ceiling and spotlighting to finish.

LOUNGE

13' 10" into bay x 13' 2" into alcove (4.22m x 4.03m)

Wallpapered walls and ceiling with a central light pendant and finished with carpeted flooring. Central chimney breast with feature fireplace and surround. Upvc double glazed bay window to front.

DINING ROOM

12' 1" x 12' 0" into alcove (3.70m x 3.68m)

Wallpapered walls and ceiling with a central light pendant and finished with carpeted flooring. Central chimney breast with feature fireplace. Upvc double glazed French doors leading to rear garden.

KITCHEN

8' 0" x 18' 4" (2.46m x 5.61m)

Fitted with a range of base and eye unit with laminate worktops over. Space for freestanding cooker and hob. Inset stainless steel sink unit plus drainer. Space for freestanding fridge freezer,

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dishwasher and washing machine. Upvc double glazed window to rear and door to rear garden. Double glazed window to side towards the driveway. Tiled splashback with polystyrene tiled ceilings and vinyl flooring to finish.

FIRST FLOOR

Wall papered walls with textured ceiling with a central light pendant, finished with carpeted flooring. Single glazed stained glass window to side. Doors leading to all first floor rooms. Loft hatch provides access to loft space.

BEDROOM ONE

13' 9" into bay x 9' 7" to wardrobes (4.20m x 2.94m)

Wall papered walls and ceiling with a ceiling light pendant finished with the carpet flooring. Built in wardrobes. Upvc double glazed bay window to front.

BEDROOM TWO

9' 6" x 11' 9" (2.92m x 3.60m)

Wall papered walls with textured ceiling with two central light pendants and finished with carpeted flooring. Built in sliding mirrored wardrobes. Upvc double glaze window to rear.

BEDROOM THREE

7' 10" x 7' 5" (2.40m x 2.28m)

Wall papered walls, textured ceilings, central light pendant and finished with carpeted flooring. Upvc double glazed window to front.

BATHROOM

Fitted with a traditional three piece bathroom suite comprising bath with electric shower over with glass shower screen, WC and wash hand basin. Tiled walls with textured ceiling with central light pendant and vinyl flooring to finish. Single storage cupboard housing water tank. Upvc double glazed obscured window to side.

OUTSIDE

FRONT - Off road parking to the front via drive and a front garden laid to lawn with a range of plants and shrubs. Garden gate provides access to rear garden.

Rear - An enclosed level garden can be found to the rear mostly laid to lawn with a range of plant trees and shrubbery. Garden shed and garden greenhouse to remain. Access to the garage can be found via a standard up an over garage door. Patio area is ideal for outside dining with a fence surround.

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GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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