

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



GILWERN CRESCENT
LLANISHEN



HALL

LIVING ROOM
4.41 x 3.21 (14'5" x 10'6")

KITCHEN
3.33 x 3.01 (10'11" x 9'10")

DINING ROOM
3.04 x 3.01 (9'11" x 9'10")

UTILITY ROOM

W.C

LANDING

MASTER BEDROOM
4.31 x 3.04 (14'1" x 9'11")

BEDROOM TWO
3.57 x 3.33 (11'8" x 10'11")

BEDROOM THREE
2.88 x 2.40 (9'5" x 7'10")

SCHOOL CATCHMENT

My English medium primary catchment area is
Coed Glas Primary School
Thornhill Primary School
Llysfaen Primary School

My English medium secondary catchment area is
Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is
Ysgol Y Wern (year 2024-25)

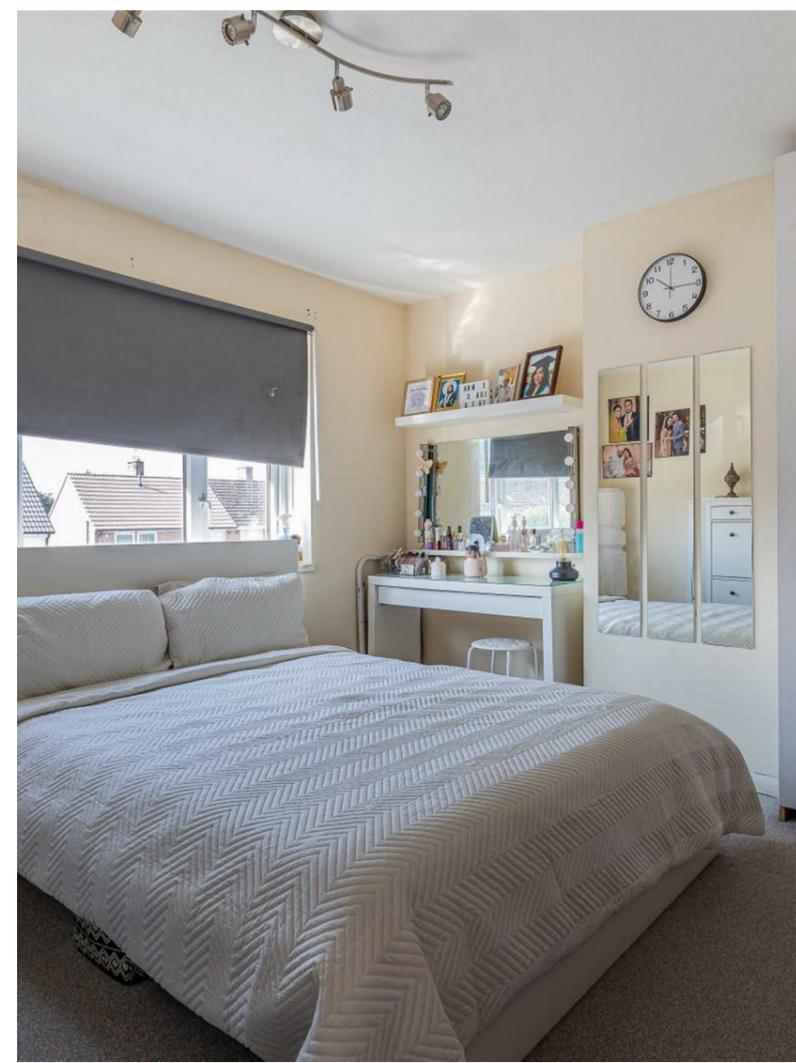
My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

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GILWERN CRESCENT

LLANISHEN, CF14 5AL - £325,000

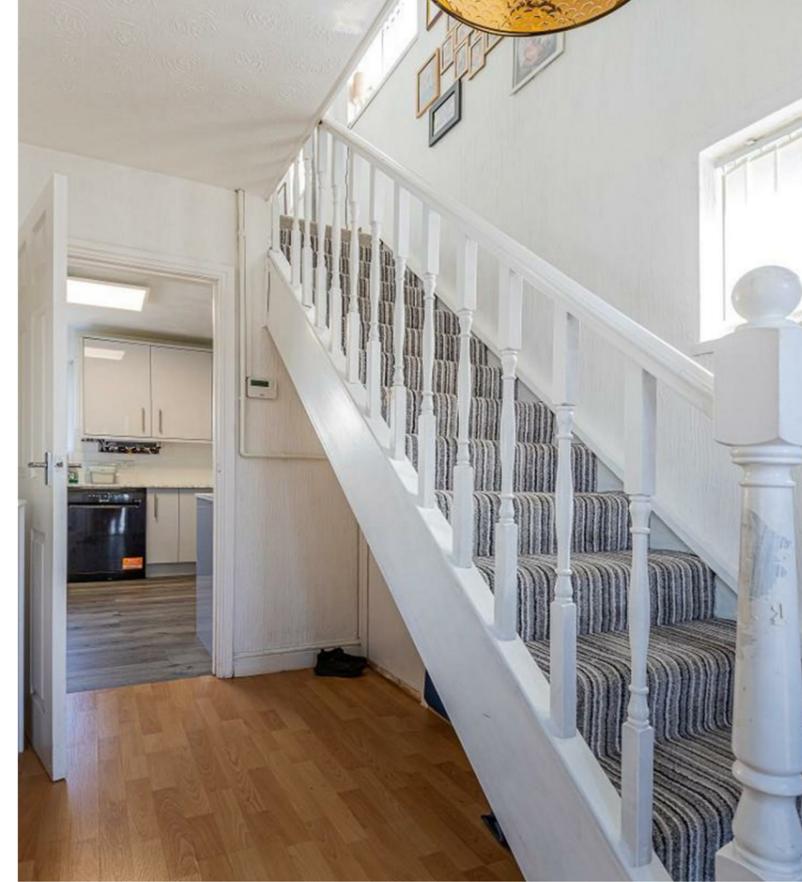
 3 Bedroom(s)  1 Bathroom(s)  978.00 sq ft

Nestled in the charming neighbourhood of Gilwern Crescent in Llanishen, Cardiff, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts a spacious layout, perfect for comfortable living.

Upon entering, you will be greeted by a newly fitted kitchen that combines modern design with functionality, making it an ideal space. The fresh carpets throughout the home add a touch of warmth and elegance, enhancing the overall appeal of the property.

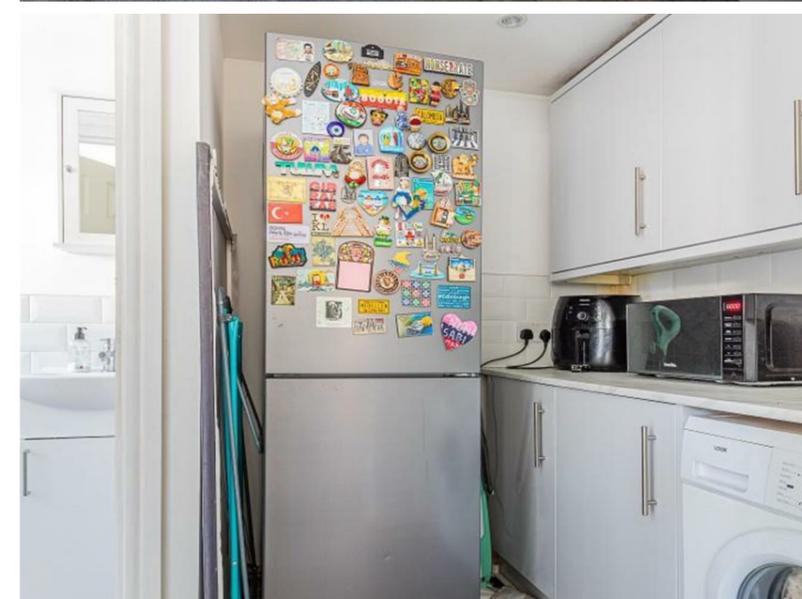
The generous garden is a standout feature, having been recently landscaped to create a larger outdoor space for relaxation and entertainment. Whether you envision summer barbecues or a tranquil retreat, this garden offers ample room for your aspirations. Additionally, the large driveway provides convenient off-street parking, a valuable asset in today's busy world.

This home is situated in a friendly community, with local amenities and transport links within easy reach, making it a practical choice for those commuting or seeking a vibrant lifestyle. With its combination of modern updates and outdoor space, this property is sure to attract interest. Don't miss the chance to make this lovely house your new home.



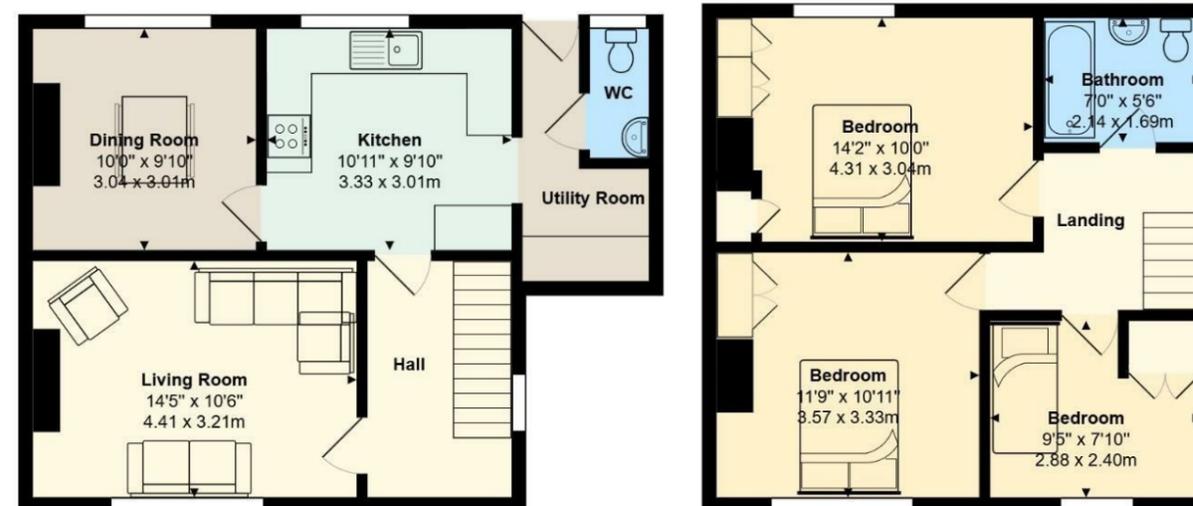
PROPERTY SPECIALIST

Mr Max Tustin
max@jeffreygross.co.uk
Sales Negotiator





Gilwern Crescent



Total Area: 978 ft² ... 90.9 m²

All measurements are approximate and for display purposes only



Gilwern Crescent, Llanishen, Cardiff



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC