

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LISVANE ROAD  
LLANISHEN



**HALL**

**LIVING ROOM**  
4.85 x 3.37 (15'10" x 11'0")

**KITCHEN**  
3.37 x 2.13 (11'0" x 6'11")

**SHOWER ROOM**  
1.93 x 1.93 (6'3" x 6'3")

**BEDROOM**  
3.37 x 3.17 (11'0" x 10'4")

**TAX BAND**  
C

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

**LEASE TERM**  
955 years left from 999 on 01/08/1981

**SERVICE CHARGE**  
£1,488 paid quarterly (£372 a quarter)





## LISVANE ROAD

LLANISHEN, CF14 0RZ - £140,000

 1 Bedroom(s)  1 Bathroom(s)  495.00 sq ft

On Lisvane Road in the charming area of Llanishen, Cardiff, this delightful ground floor flat offers a perfect blend of comfort and convenience. Spanning an inviting 495 square feet, the property features a well-proportioned reception room, a cosy bedroom, and a bathroom, making it an ideal choice for individuals or couples seeking a low-maintenance living space.

One of the standout features of this flat is its prime location. Residents will appreciate being within walking distance of both Llanishen village and the local train station, providing easy access to Cardiff city centre and beyond. The vibrant village atmosphere offers a variety of shops, cafes, and amenities, ensuring that everything you need is just a short stroll away.

Additionally, the property is offered with no onward chain, allowing for a smooth and straightforward purchasing process. This flat presents an excellent opportunity for first-time buyers or those looking to downsize without compromising on quality of life.

In summary, this charming flat on Lisvane Road is a wonderful opportunity to enjoy comfortable living in a sought-after area of Cardiff. With its convenient location and appealing features, it is sure to attract interest from a range of buyers. Do not miss the chance to make this lovely property your new home.

### PROPERTY SPECIALIST

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



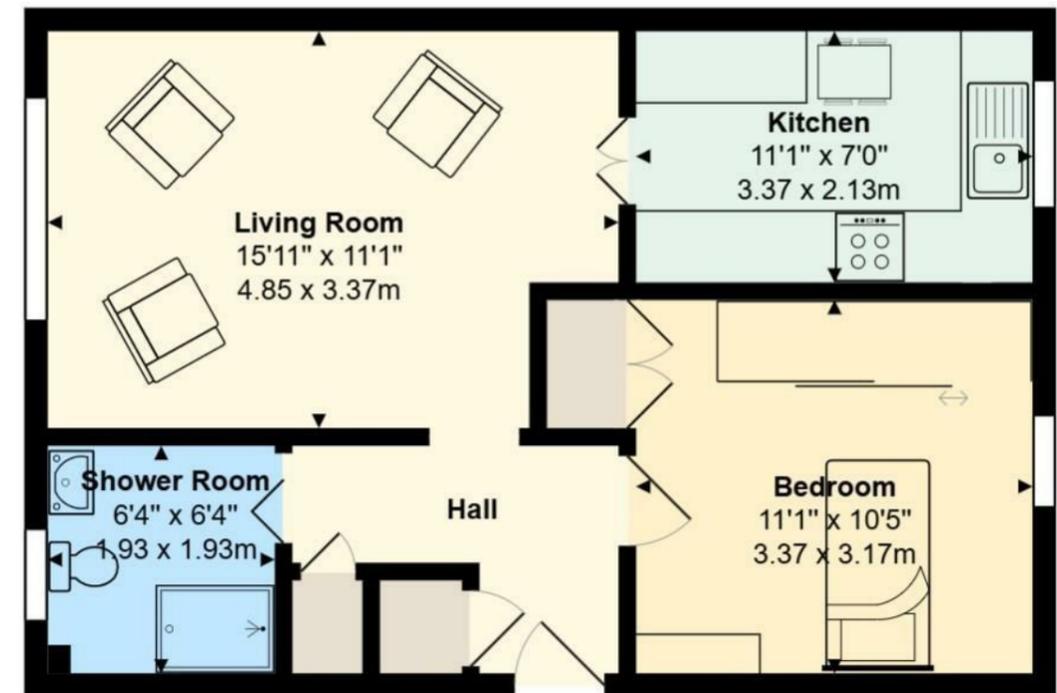


Lisvane Road, Llanishen, Cardiff

## Marion Court

Total Area: 490 ft<sup>2</sup> ... 45.6 m<sup>2</sup>

All measurements are approximate and for display purposes only



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	