

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LISVANE ROAD



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

HALL

1.10 x 4.65 (3'7" x 15'3")

BEDROOM TWO

2.58 x 2.60 (8'5" x 8'6")

BEDROOM ONE

3.0 x 3.12 (9'10" x 10'2")

LIVING

4.35 x 3.4 (14'3" x 11'1")

BATHROOM

1.95 x 1.95 (6'4" x 6'4")

KITCHEN

4.0 x 2.1 (13'1" x 6'10")

TAX BAND

C

SERVICE CHARGE

£1,450

LEASE DETAILS

999 years from 2014 (988 remaining)

Comments by - Mr Max Tustin

LISVANE ROAD
, CF14 0RZ - £175,000

2 bedrooms 1 bathroom(s) 710.42 sq ft

Nestled on the charming Lisvane Road in Llanishen, this delightful two-bedroom top floor flat offers a perfect blend of comfort and convenience. Spanning an inviting 710 square feet, the property features a well-proportioned reception room, ideal for both relaxation and entertaining guests.

The two bedrooms provide ample space for rest and personalisation, making it an excellent choice for small families, couples, or individuals seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

One of the standout features of this property is its enviable location. Situated within walking distance to the train station, residents will enjoy easy access to public transport, making commuting a breeze.

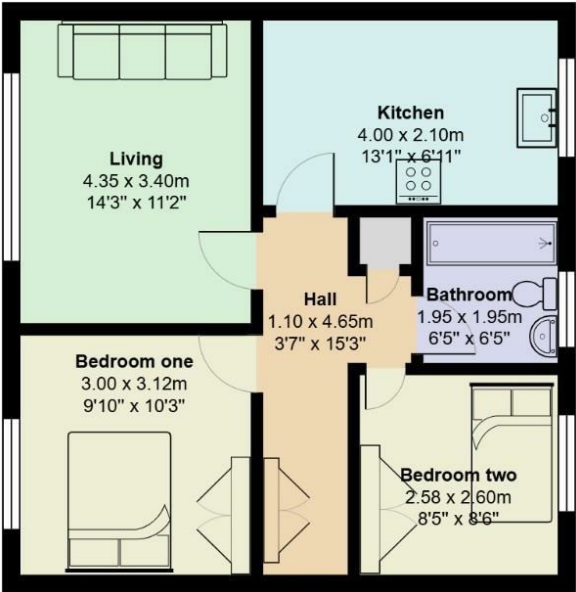
Additionally, the property is offered with no chain, allowing for a smooth and efficient purchasing process. This house presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the tranquility of suburban living.

Whether you are a first-time buyer or looking for a buy to let investment, this property on Lisvane Road is not to be missed. Come and experience the charm and convenience it has to offer.

PROPERTY SPECIALIST

Mr Max Tustin
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Sales Negotiator



Flat 6, Marion Court
Total Area: 50.5 m² ... 544 ft²

All measurements are approximate and for display purposes only