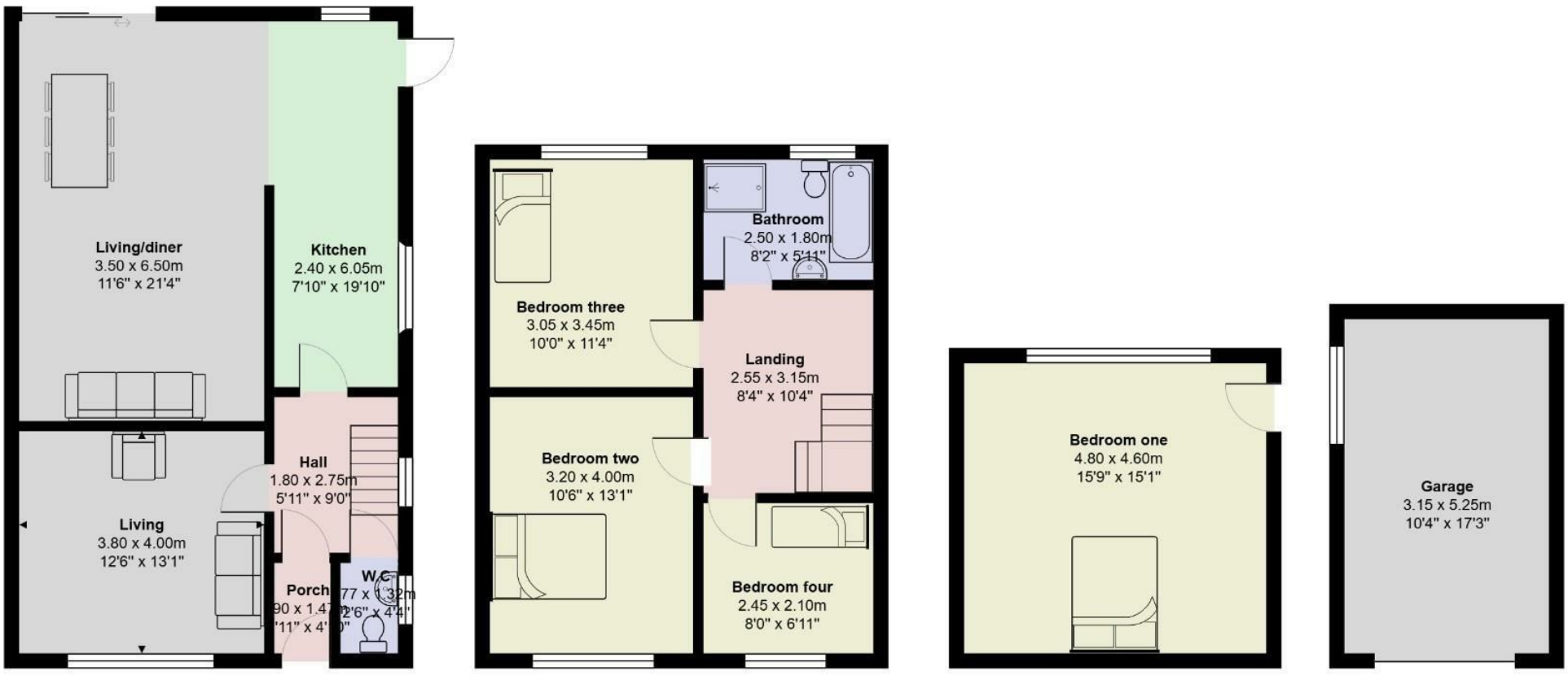
JeffreyRoss

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

HEOL LLANISHEN FACH



152 Heol Llanishen Fach

Total Area: 144.2 m² ... 1552 ft²

All measurements are approximate and for display purposes only

Located in the heart of Rhiwbina, one of Cardiff's most desirable suburbs, this spacious four-bedroom home offers the perfect blend of comfort, convenience, and community. With excellent local schools, parks, shops, and transport links all within easy reach, it's an ideal choice for families or anyone looking to settle in this sought-after area.

Opportunities like this don't come along often—make this beautiful house your next home. Call us today on 029 2049 9680 to arrange a viewing.

Comments by - Mr Max Tustin

HEOL LLANISHEN FACH

, CF14 6RG - ASKING PRICE - £450,000

4 Bedroom(s) | 1 Bathroom(s) | 1552.00 sq ft

Nestled in the desirable area of Heol Llanishen Fach, Rhiwbina in Cardiff, this charming semi-detached house offers a perfect blend of comfort and practicality. Spanning an impressive 1,552 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home.

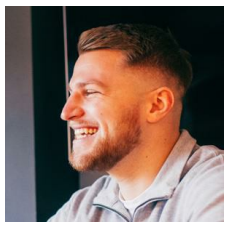
Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The clever use of space downstairs ensures that every corner of the home is functional and welcoming. The dormer conversion adds an extra dimension to the property, enhancing both its aesthetic appeal and living space.

The exterior features a convenient driveway and a garage, providing secure parking and additional storage options. This is particularly advantageous in a bustling area like Cardiff, where off-street parking can be a rarity.

With its thoughtful layout and generous room sizes, this semi-detached house is not only a comfortable living space but also a wonderful opportunity for those looking to settle in a vibrant community. Whether you are a growing family or simply seeking more room to breathe, this property is sure to meet your needs. Don't miss the chance to make this delightful house your new home.

PROPERTY SPECIALIST

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



Porch
0.90 x 1.47 (2'11" x 4'9")

Hall
1.80 x 2.75 (5'10" x 9'0")

W.C
0.77 x 1.32 (2'6" x 4'3")

living room
3.80 x 4.0 (12'5" x 13'1")

Kitchen
2.40 x 6.05 (7'10" x 19'10")

Living/Diner
3.50 x .6.5 (11'5" x .21'3")

Landing
2.55 x 3.15 (8'4" x 10'4")

Bedroom four
2.45 x 2.1 (8'0" x 6'10")

Bedroom three
3.05 x 3.45 (10'0" x 11'3")

Bedroom two
3.20 x 4.0 (10'5" x 13'1")

Bedroom one
4.80 x 4.60 (15'8" x 15'1")

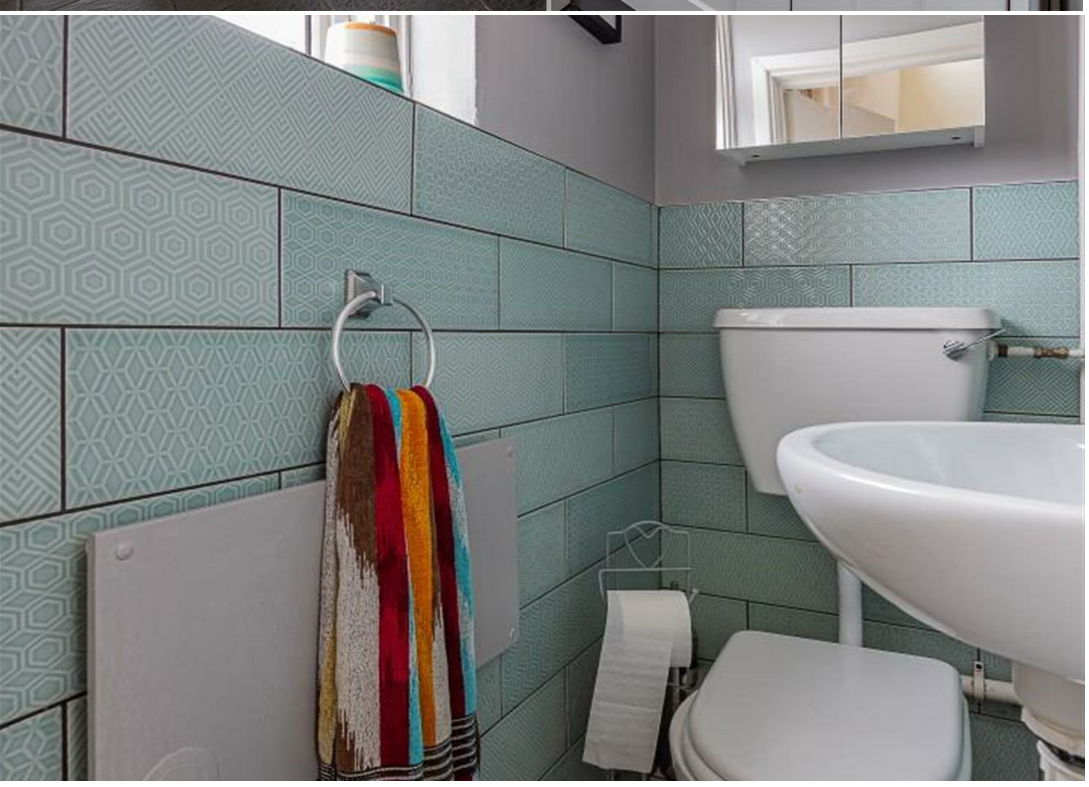
Bathroom
2.55 x 3.15 (8'4" x 10'4")

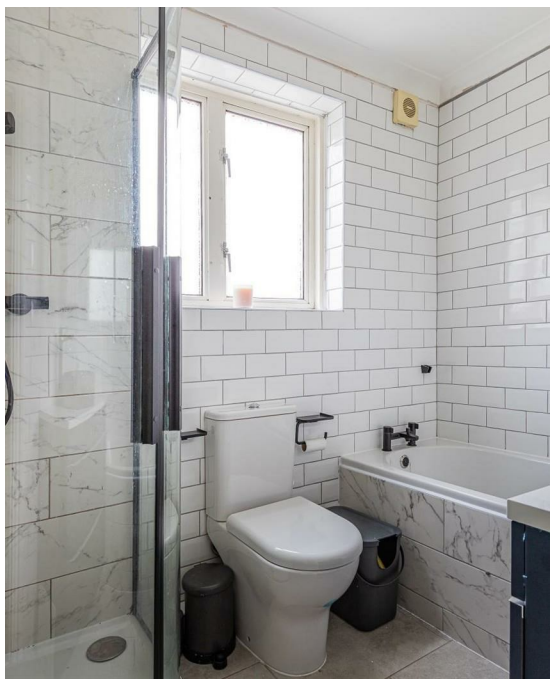
School Catchment
My English medium primary catchment area is
Llanishen Fach Primary School (year 2024-25)

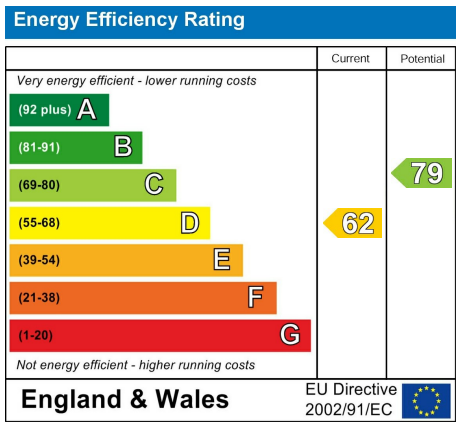
My English medium secondary catchment area is
Whitchurch High School (year 2024-25)

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)






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
62
79
England & Wales
EU Directive 2002/91/EC

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