

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

D







## GILWERN CRESCENT

LLANISHEN, CF14 5AL - £325,000

3 Bedroom(s) 1 Bathroom(s) 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.

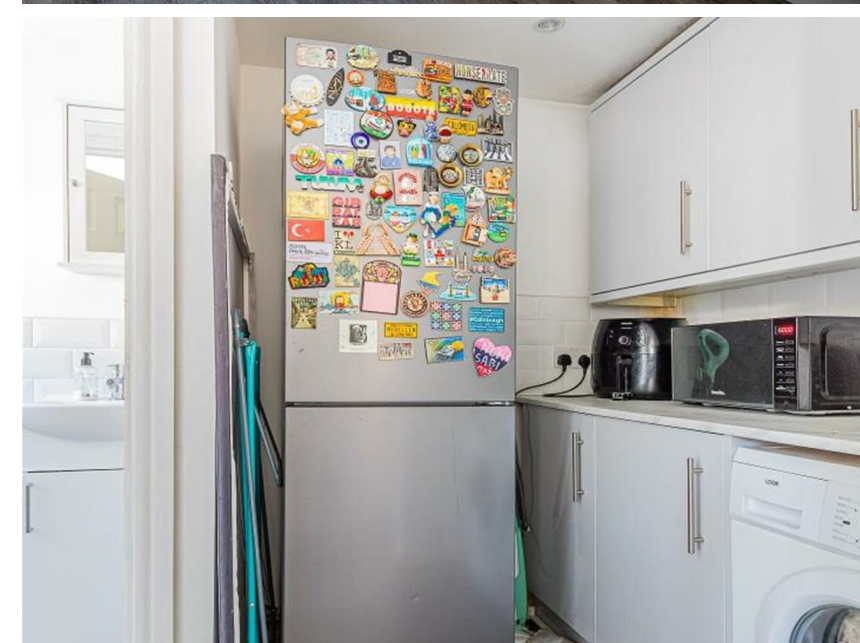
Upon entering, you will be greeted by a newly fitted kitchen that combines modern design with functionality, making it an ideal space. The fresh carpets throughout the home add a touch of warmth and elegance, enhancing the overall appeal of the property.

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.

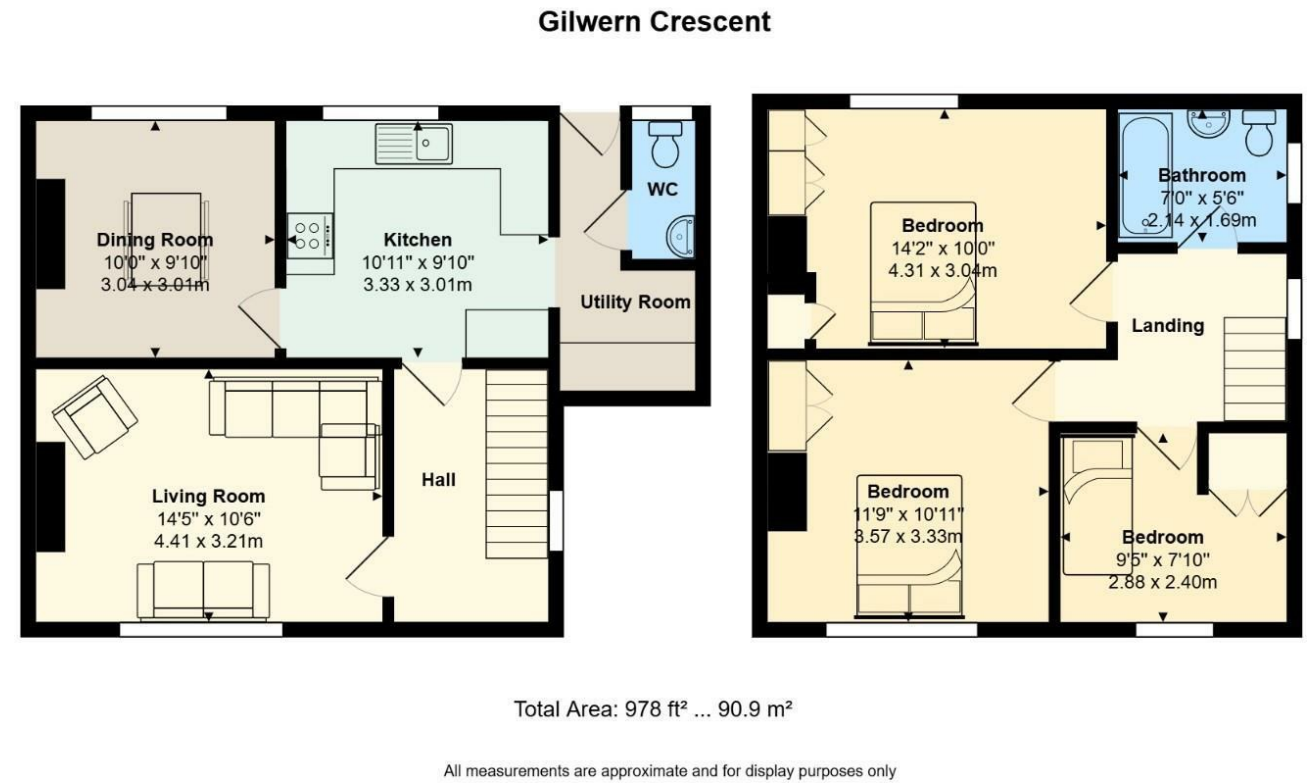
This home is situated in a friendly community, with local amenities and transport links within easy reach, making it a practical choice for those commuting or seeking a vibrant lifestyle. With its combination of modern updates and outdoor space, this property is sure to attract interest. Don't miss the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



### PROPERTY SPECIALIST

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







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