

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



GLENDALE AVENUE  
LLANISHEN





**PORCH**  
1.80m x 1.12m (5'11 x 3'8)

**HALL**

**KITCHEN**  
2.31m x 3.58m (7'7 x 11'9)

**UTILITY ROOM**  
2.67m x 2.95m (8'9 x 9'8)

**LIVING ROOM**  
2.90m x 5.99m (9'6 x 19'8)

**TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1**  
4.37m x 2.72m (14'4 x 8'11)

**BEDROOM 2**  
3.05m x 3.18m (10'0 x 10'5)

**BATHROOM**  
2.18m x 1.68m (7'2 x 5'6)

**GARDEN**  
Private Garden  
Patio Area  
Raised Decking Area

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

**COUNCIL TAX**  
Band D

**SCHOOL CATCHMENT**  
English medium primary catchment area is  
Llysfaen Primary School (year 2024-25)  
Thornhill Primary School (year 2024-25)  
Coed Glas Primary School (year 2024-25)

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

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

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









# GLENDALE AVENUE

LLANISHEN, CF14 5JP - £250,000

 2 Bedroom(s)  1 Bathroom(s)  811.00 sq ft

Nestled on the picturesque Glendale Avenue in the charming suburb of Llanishen, Cardiff, this delightful semi-detached house presents an exceptional opportunity for those seeking a modern and comfortable home. With two generously sized double bedrooms, this property is perfect for small families, couples, or individuals looking for a tranquil retreat.

Upon entering, you are greeted by a welcoming reception room that exudes warmth and charm, providing an ideal space for relaxation or entertaining guests. The recently refurbished bathroom is a notable highlight, featuring a stylish new bath and elegant sliding doors, adding a touch of luxury to your daily routine. Additionally, the property boasts a practical utility space, enhancing the functionality of your home.

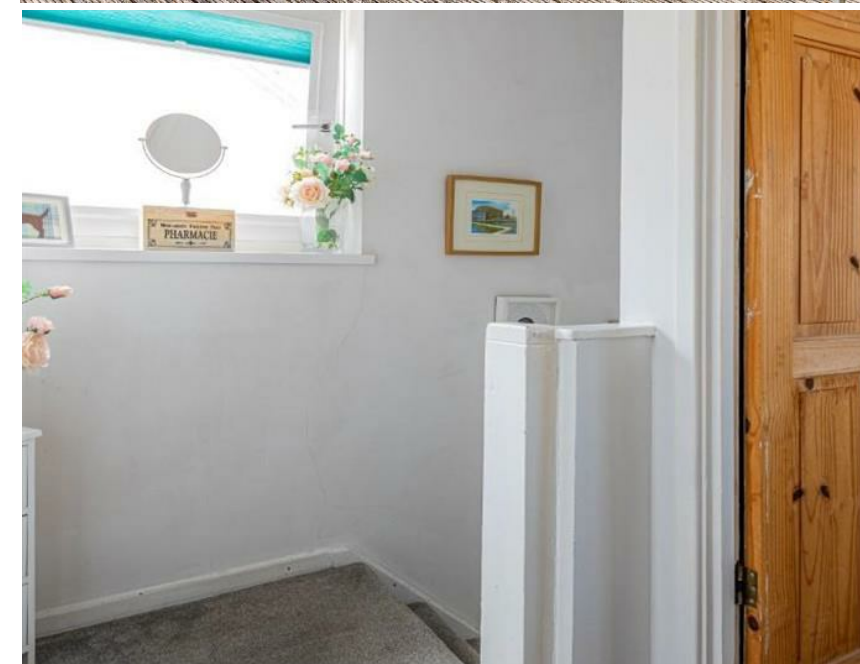
The private rear garden is a true sanctuary, complete with a lovely patio area, well-maintained flower beds, and a raised decking area, making it an excellent venue for outdoor gatherings or simply enjoying the fresh air.

Location is paramount, and this home excels in that regard. It is conveniently situated near Llanishen village, where you will find a local pub, shops, and barbers, ensuring that all your daily needs are easily met. Families will appreciate the proximity to excellent schools, including Llanishen High School, making this property an ideal choice for those with children. Furthermore, the nearby train station offers excellent transport links into Cardiff city centre, providing easy access to the vibrant heart of the city.

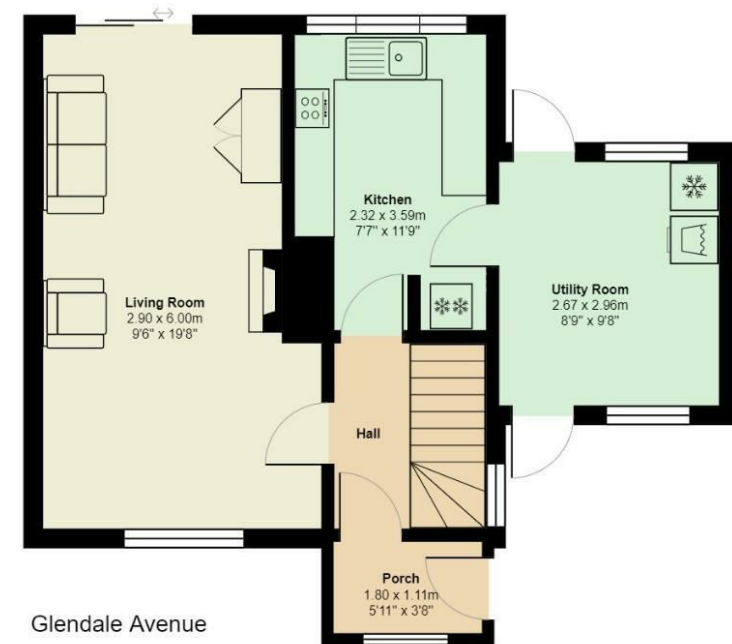
In summary, this semi-detached house on Glendale Avenue is a wonderful opportunity for anyone seeking a modern, comfortable home in a desirable location. With its appealing features and close proximity to schools and amenities, this property is not to be missed.

## PROPERTY SPECIALIST

Mr Ollie Vincent  
ollie.vincent@jeffreygross.co.uk  
029 20499680 extensi  
Senior valuer







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	