

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LLANISHEN STREET



HALL

LIVING ROOM
3.51 x 3.40 (11'6" x 11'1")

SITTING ROOM
2.90 x 3.46 (9'6" x 11'4")

DINING ROOM
3.05 x 4.09 (10'0" x 13'5")

KITCHEN
3.05 x 2.60 (10'0" x 8'6")

TO THE FIRST FLOOR

LANDING

BEDROOM

BEDROOM

BEDROOM

TENURE

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

SCHOOL CATCHMENT

English medium primary catchment area is Allensbank Primary School
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
English medium secondary catchment area is Cathays High School (year 2024-25)

Welsh medium primary catchment area is Ysgol Mynydd Bychan (year 2024-25)
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

COUNCIL TAX

Band E





LLANISHEN STREET

, CF14 3QB - £325,000



3 Bedroom(s)



1 Bathroom(s)



1133.00 sq ft

Nestled in the charming area of Llanishen Street, Cardiff, this delightful terraced house presents a perfect blend of character and modern living. Spanning an impressive 1,133 square feet, the property features three generously sized double bedrooms, making it an ideal home for families or those seeking additional space.

As you step inside, you are welcomed by a hallway adorned with stunning Victorian tiled floors, a beautiful nod to the home's original character. The high ceilings throughout the property create an airy and spacious atmosphere, enhancing the overall sense of comfort and elegance. The house boasts three inviting reception rooms, providing ample space for relaxation and entertaining. Large bay windows at the front of the property allow natural light to flood in, creating a warm and inviting environment. Whether you envision cosy family gatherings or lively social events, these versatile areas can easily adapt to your lifestyle needs.

With its prime location, this terraced house is not only a beautiful home but also a gateway to the vibrant culture and amenities that Cardiff has to offer. From local shops to parks and schools, everything you need is within easy reach. This property is a wonderful opportunity for those looking to settle in a lively community while enjoying the comforts of a character-filled home. Do not miss the chance to make this enchanting house your own.

PROPERTY SPECIALIST

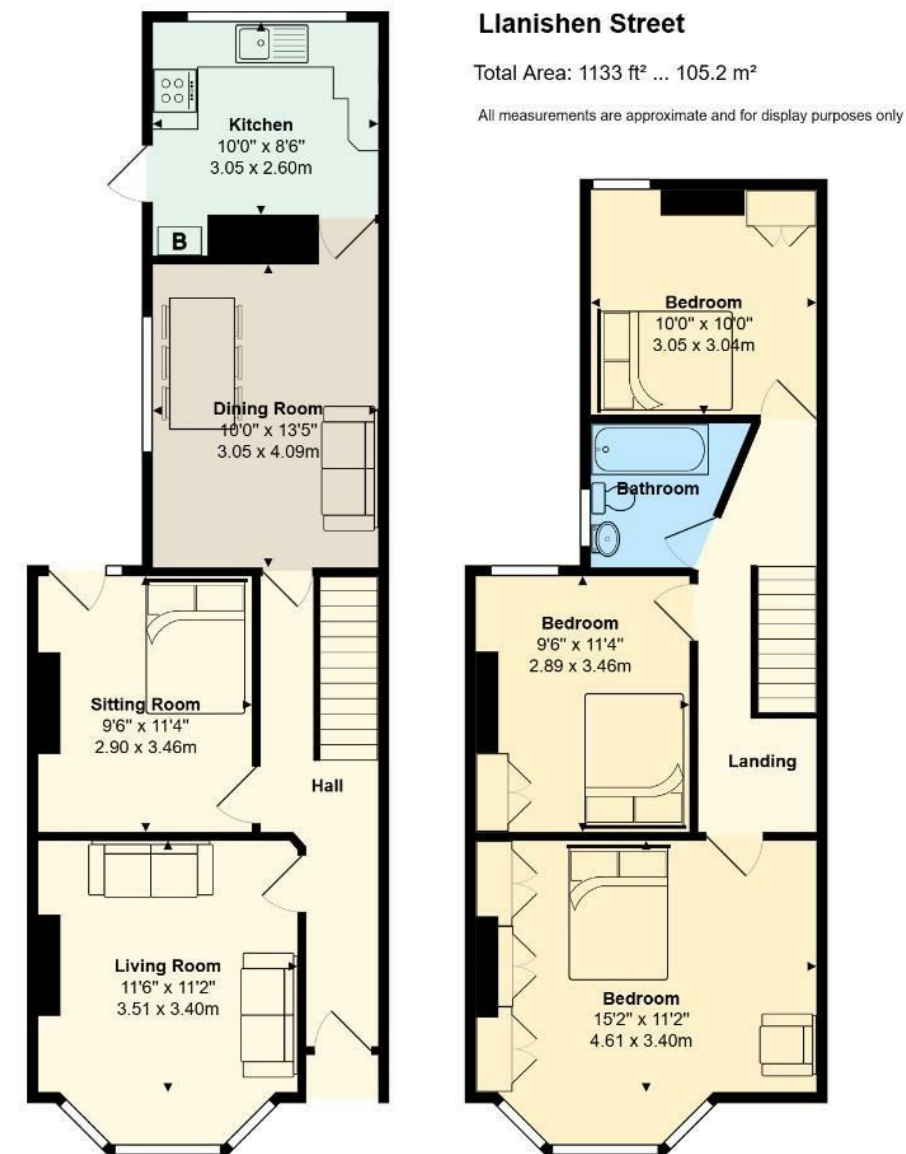
Mr Ollie Vincent

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Llanishen Street, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	86
(81-91) B		
(69-80) C		
(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