

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HEOL HIR
LLANISHEN



PORCH

HALL

LIVING ROOM

3.65 x 4.0 (11'11" x 13'1")

SHOWER ROOM

DINING ROOM

3.37 x 4.31 (11'0" x 14'1")

KITCHEN/DINER

5.81 x 3.60 (19'0" x 11'9")

LANDING

MASTER BEDROOM

3.73 x 2.51 (12'2" x 8'2")

BEDROOM TWO

3.37 x 3.36 (11'0" x 11'0")

BEDROOM THREE

3.37 x 2.02 (11'0" x 6'7")

BATHROOM

TENURE

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

TAX BAND

F

SCHOOL CATCHMENT

English medium primary catchment area is
Coed Glas Primary School

English medium secondary catchment area is
Llanishen High School

Welsh medium primary catchment area is
Ysgol Y Wern




Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf





HEOL HIR

LLANISHEN, CF14 5AE - £500,000

 3 Bedroom(s)  2 Bathroom(s)  1152.00 sq ft

Nestled in the charming area of Heol Hir, Llanishen, Cardiff, this delightful three-bedroom Detached house offers a perfect blend of comfort and convenience. With two well-appointed bathrooms.

The property features a brand new, fully fitted kitchen, designed with both style and functionality in mind. Sustainability is also a key highlight, with newly installed solar panels and a battery storage system providing energy efficiency and long-term savings.

Externally, the home benefits from a detached garage and a generously sized driveway with parking for up to four vehicles — ideal for households with multiple cars or visiting guests.

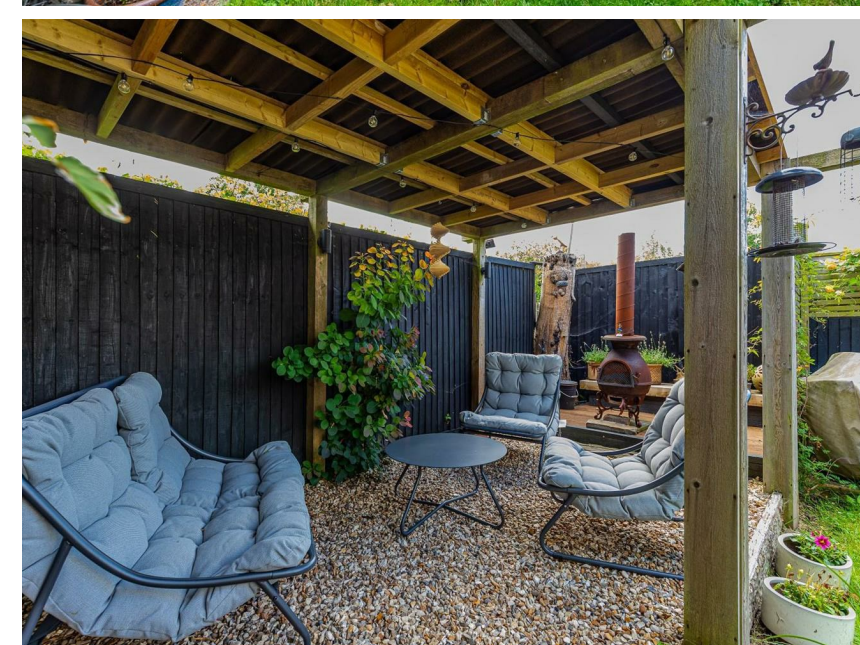
Inside, the accommodation includes two well-proportioned reception rooms, offering flexibility for use as a living room and a separate dining room, or as additional family space depending on your needs.

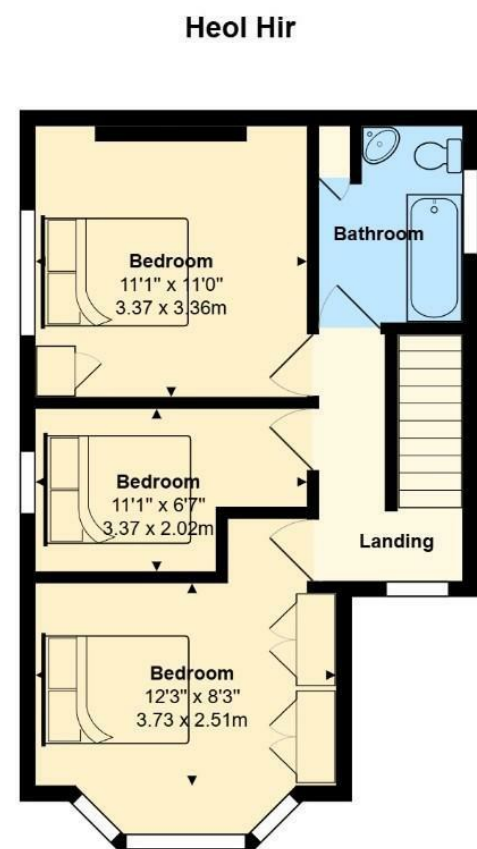
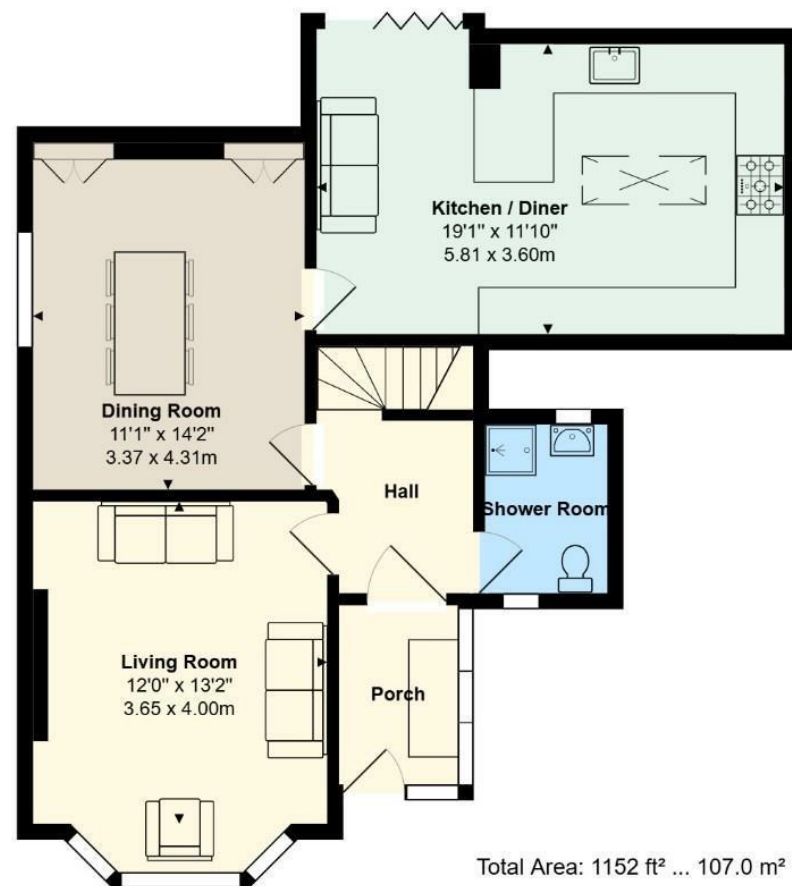
Residents will appreciate the short walk to Llanishen village, where a variety of local shops, cafes, and amenities can be found, enhancing the community feel of the area. This house presents an excellent opportunity for anyone looking to settle in a vibrant and well-connected neighbourhood. Don't miss the chance to make this lovely home your own.



PROPERTY SPECIALIST

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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