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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Heol Hir*

LLANISHEN

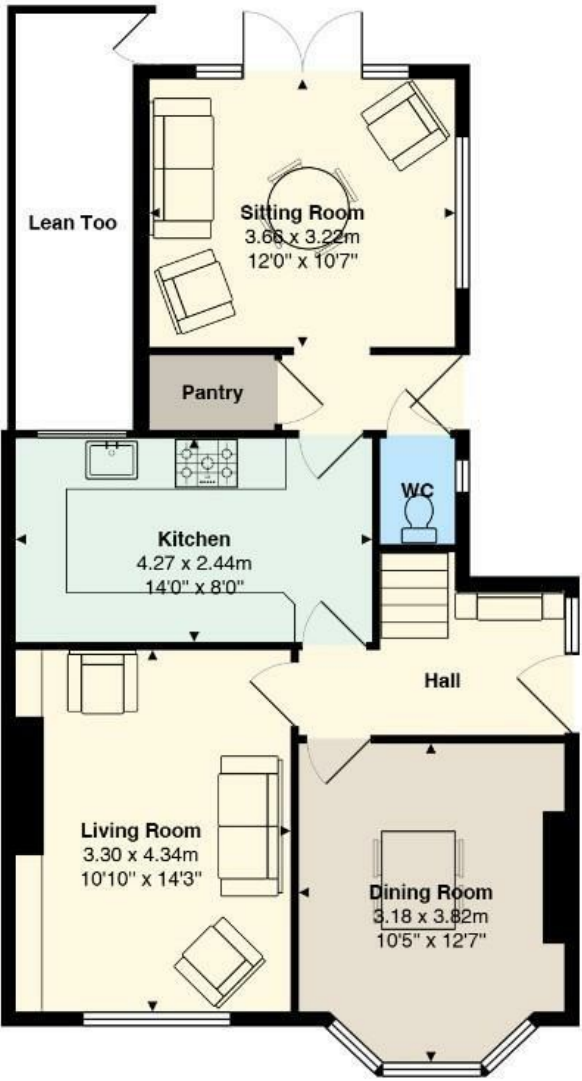


Comments by Mr Max Tustin

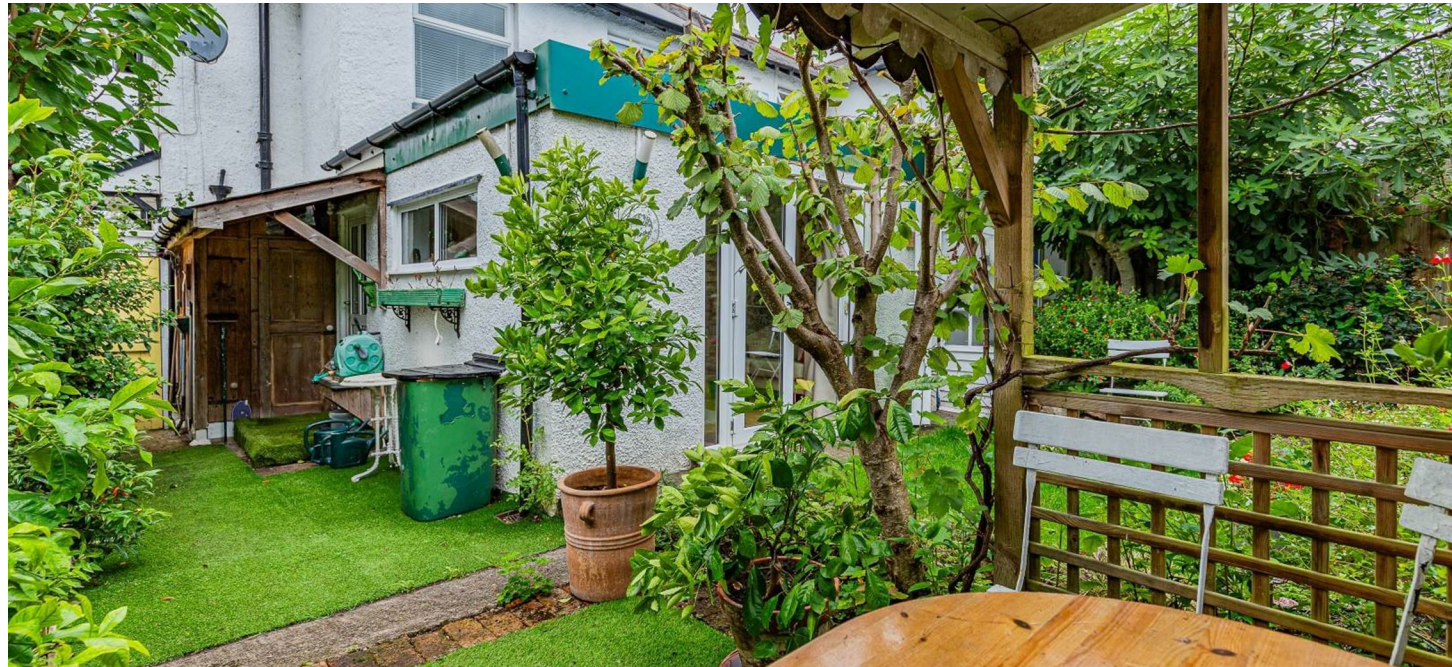


**Property Specialist**  
**Mr Max Tustin**  
Sales Negotiator

max@jeffreygross.co.uk



Total Area: 102.7 m² ... 1105 ft² (excluding lean too)  
All measurements are approximate and for display purposes only



# Heol Hir

*Llanishen, Cardiff, CF14 5AB*

Asking Price

**£425,000**



3 Bedroom(s)



1 Bathroom(s)



1105.00 sq ft



Contact our  
***Llanishen Branch***

02920 499680

Nestled in the charming area of Heol Hir, Llanishen, Cardiff, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Spanning an impressive 1,105 square feet, the home provides ample room for both relaxation and entertaining.

It is within walking distance to Llanishen High School, making it an excellent choice for families with school-aged children. Additionally, the vibrant village of Llanishen is nearby, offering a variety of local amenities, shops, and eateries, ensuring that everything you need is just a short stroll away.

This property presents a wonderful opportunity to enjoy a peaceful suburban lifestyle while remaining well-connected to Cardiff's bustling city centre. With its appealing layout and proximity to essential services, this semi-detached house is a must-see for anyone looking to settle in this desirable area.

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|                                          |                                                                                                                              |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Hall                                     | Bedroom Three 10'10" x 8'7" (3.31 x 2.62)                                                                                    |
| Living Room 10'9" x 14'2" (3.30 x 4.34)  | <b>School catchment</b><br>English medium primary catchment area is Coed Glas Primary School.                                |
| Dining Room 10'5" x 12'6" (3.18 x 3.82)  | English medium secondary catchment area is Llanishen High School                                                             |
| Kitchen 14'0" x 8'0" (4.27 x 2.44)       | Welsh medium primary catchment area is Ysgol Y Wern                                                                          |
| W.C                                      | Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf                                                         |
| Pantry                                   | <b>Tax Band</b><br>F                                                                                                         |
| Sitting Room 12'0" x 10'6" (3.66 x 3.22) | <b>Tenure</b><br>We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor. |
| Lean Too                                 |                                                                                                                              |
| Landing                                  |                                                                                                                              |
| Shower Room                              |                                                                                                                              |
| Bedroom One 10'10" x 13'8" (3.31 x 4.17) |                                                                                                                              |
| Bedroom Two 10'4" x 10'6" (3.17 x 3.22)  |                                                                                                                              |





| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) A                                 |                                                                                                             |           |
| (81-91) B                                   |                                                                                                             |           |
| (69-80) C                                   |                                                                                                             |           |
| (55-68) D                                   | 67                                                                                                          | 74        |
| (39-54) E                                   |                                                                                                             |           |
| (21-38) F                                   |                                                                                                             |           |
| (1-20) G                                    |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |

