Heol Hir

LLANISHEN

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CARDIFF VALE CAERPHILLY BRISTOL

A lovely three-bedroom semi-detached home offering comfortable living in a highly convenient Llanishen setting. With generous living space, excellent local amenities and Llanishen High School within walking distance, it's a home that combines everyday practicality with a great sense of location.

Comments by Mr Max Tustin

Property Specialist

Mr Max Tustin

Sales Negotiator

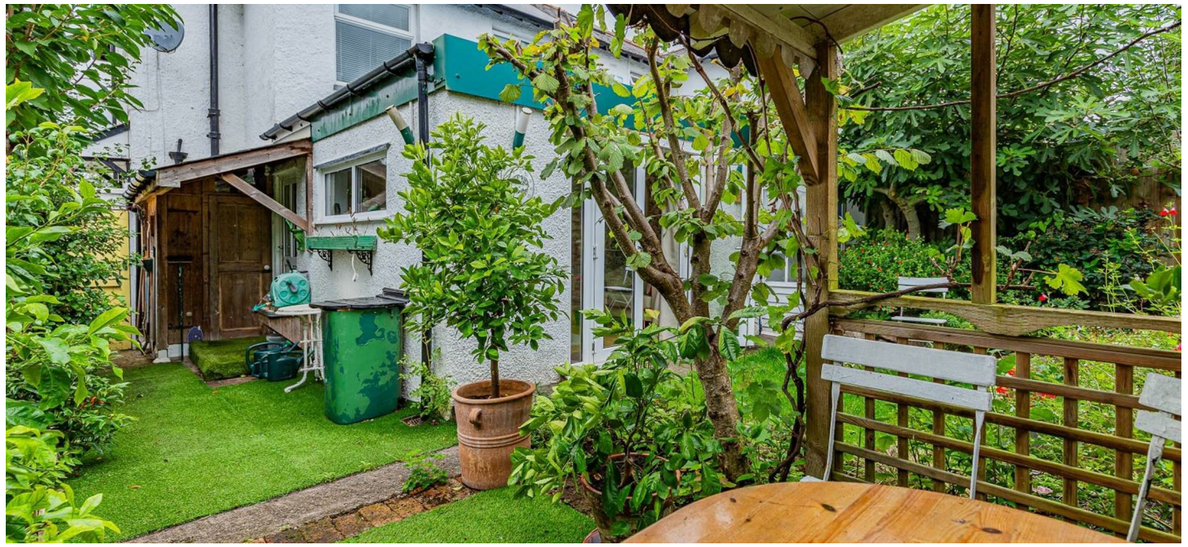
max@jeffreyross.co.uk

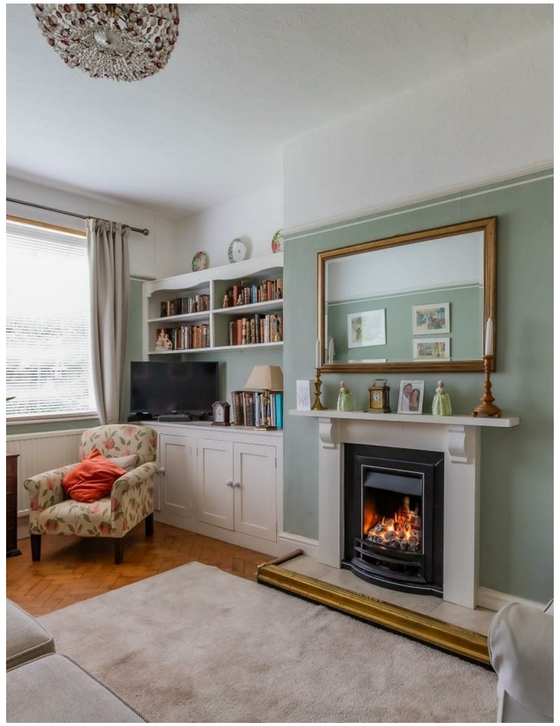
This has been a great home to live in, I like the fact I am in walking distance to the Llanishen village.

Comments by the Homeowner

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.

Hall

Living Room 10'9" x 14'2" (3.30 x 4.34)

Dining Room 10'5" x 12'6" (3.18 x 3.82)

Kitchen 14'0" x 8'0" (4.27 x 2.44)

W.C

Pantry

Sitting Room 12'0" x 10'6" (3.66 x 3.22)

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)

Bedroom Three 10'10" x 8'7" (3.31 x 2.62)

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

Tax Band

F

Tenure

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

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BRIE

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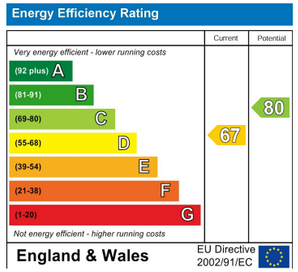
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
67
80
England & Wales
EU Directive 2002/91/EC