



HEOL HIR
LLANISHEN





HEOL HIR

LLANISHEN, CF14 5AA - £1,500 PCM



3 bedroom(s)



1 bathroom(s)



936.12 sq ft

JeffreyRoss are pleased to bring to the market this impressive 3 bedroom semi detached family home in the heart of Llanishen village opposite the Church. The property comprises entrance hallway, open plan living and dining room with bay window and doors to the side aspect and garden. Modern fitted kitchen that further benefits utility room and downstairs WC. To the first floor are three bedrooms and family bathroom. To the rear is a well presented low maintenance South West facing garden. To the front is driveway parking for 2 cars. Walking distance to Llanishen amenities. Managed By Jeffrey Ross. EPC Rating: D. Council Tax Band: E. Available 4th July 2025.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

PROPERTY SPECIALIST

Ms Natalie Belmonte


natalie@jeffreycross.co.uk

Property Management Co-ordinator





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	











ENTRANCE HALLWAY

- 1.03m x 3.94m (- 3'4" x 12'11")

Tiled entrance hallway, smooth plastered walls and ceiling, stairs to first floor, door to living room. Radiator.

LIVING ROOM / DINING

- 7.53m into bay x 3.24m (- 24'8" into bay x 10'7")

Bay fronted living room that benefits Upvc double glazed window, neutral carpets, Upvc double glazed doors to garden, space for dining table, smooth plastered walls and ceiling, cupboard housing gas metre radiators and door to:

KITCHEN

- 2.31m x 4.67m (- 7'6" x 15'3")

Modern fitted kitchen that benefits matching base and eye level units with contrasting worktops, stainless steel sink with mixer tap and drainer, space for range cooker with stainless steel extractor over, smooth plastered walls and ceiling with recessed spotlights, tiled flooring and tiled splash backs. Upvc double glazed window to the rear aspect, Upvc double glazed obscured door to the garden, cupboard housing Baxi combi boiler, fuse box and electric metre, radiator, door to:

UTILITY / DOWNSTAIRS WC

- 1.98m x 2.33m (- 6'5" x 7'7")

Linoleum flooring, space for large fridge freezer, plumbing and space for washing machine and tumble dryer. Low level W.C., smooth plastered walls and ceiling, tiled walls surrounding utility area. Upvc double glazed obscured window to the rear aspect and radiator.

LANDING

- 1.60m x 4.49m (- 5'2" x 14'8")

Carpeted stairs and landing, doors to all three bedrooms and bathroom. Smooth plastered walls and ceiling, loft access and smoke alarm.

BATHROOM

- 1.89m x 1.67m (- 6'2" x 5'5")

Fully tiled bathroom with three piece suite comprising low level W.C., pedestal wash hand basin and tiled panelled bath with shower over. Upvc obscured window to the rear aspect, smooth plastered ceiling and towel radiator.

BEDROOM THREE

- 2.78m x 2.23m (- 9'1" x 7'3")

Good size single bedroom, neutral carpets and Upvc double glazed window to the rear aspect. Smooth plastered walls and ceiling with feature papered wall. Radiator

BEDROOM TWO

- 2.70m x 3.62m (- 8'10" x 11'10")

Second double bedroom, Upvc double glazed window to the side aspect, neutral carpets, smooth plastered walls and ceiling, feature papered wall and radiator

BEDROOM ONE

- 2.79m x 4.40m (- 9'1" x 14'5")

Master bedroom to the front aspect that benefits fitted wardrobes. Upvc double glazed windows to the front aspect, neutral carpets, smooth plastered walls, ceiling, feature papered wall and radiator.

GARDEN

Well kept low maintenance South West facing garden. Large patio area to the rear and side elevation that links the living and dining room very well. Fenced boundary

DRIVEWAY

Parking for two car comfortably.

COUNCIL TAX

Band C

”

Do not miss out on this 3 bedroom property within walking distance to Llanishen village

”

Comments by Ms Natalie Belmonte



Heol Hir, Llanishen, Cardiff

Total Area: 966 ft² ... 89.7 m²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross