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CARDIFF VALE CAERPHILLY BRISTOL



Heol Hir

LLANISHEN



Spacious two bedroom flat close to llanishen village with no onward chain, also benefits from no service charge or ground.

Comments by Ms Nadia Refae



Property Specialist

Ms Nadia Refae

Valuer

nadia@jeffreyross.co.uk





A great location to be in as you are in walking distance to Llanishen village.

Comments by the Homeowner



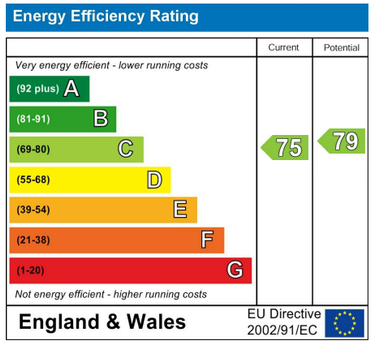


TFF Heol Hir, Llanishen, Cardiff

Total Area: 779 ft² ... 72.4 m² (excluding balcony)

All measurements are approximate and for display purposes only





Kitchen 10'0" x 11'6" (3.07 x 3.53)

Bathroom 5'10" x 8'2" (1.79 x 2.51)

Hall

Bedroom One 11'1" x 13'10" (3.39 x 4.23)

Balcony

Bedroom Two 10'5" x 10'8" (3.19 x 3.27)

Living Room 11'11" x 16'2" (3.65 x 4.95)

Tenure

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

School Catchment

My English medium primary catchment area is Coed Glas Primary School

My English medium secondary catchment area is Llanishen High School

My Welsh medium primary catchment area is Ysgol Y Wern

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

EPC

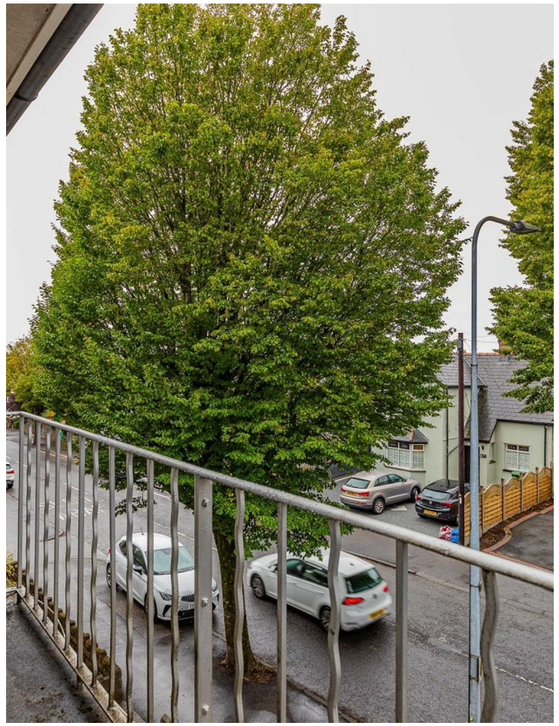
C

Council Tax

D

Additional information

No service charge or ground rent, £20 pcm maintenance charge.





Heol Hir

Llanishen, Cardiff, CF14 5AE

Offers Over

£195,000

2 Bedroom(s) 1 Bathroom(s) 779.00 sq ft



Contact our *Llanishen Branch*

02920 499680

Nestled in the charming area of Heol Hir, Llanishen, this delightful top floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 779 square feet, the property features two spacious double bedrooms.

Upon entering, you are welcomed into a bright reception room that provides a warm and inviting atmosphere. The modern fitted kitchen is well-equipped and offers ample storage, ensuring that culinary enthusiasts will find it both functional and stylish. The flat also boasts a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this property is the lovely balcony attached to the main bedroom, providing a serene spot to enjoy your morning coffee or unwind in the evening. Additionally, the flat benefits from parking at the rear, along with a garage, offering both convenience and security.

Situated just a short walk from Llanishen village, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and parks. This prime location ensures that you can enjoy the best of both worlds – a peaceful residential setting with the vibrancy of village life close at hand.

