

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



FISHGUARD ROAD
LLANISHEN



ENTRANCE HALL
3.25 x 1.93 (10'7" x 6'3")

KITCHEN (OPEN PLAN)
3.44 x 2.92 (11'3" x 9'6")

DINING ROOM (OPEN PLAN)
3.24 x 3.44 (10'7" x 11'3")

LIVING ROOM (OPEN PLAN)
6.64 x 3.64 (21'9" x 11'11")

BAR
1.41 x 1.23 (4'7" x 4'0")

UTILITY ROOM
1.72 x 2.26 (5'7" x 7'4")

SHOWER ROOM
1.41 x 2.22 (4'7" x 7'3")

STUDY / BEDROOM
3.27 x 2.43 (10'8" x 7'11")

STORAGE
1.72 x 3.18 (5'7" x 10'5")

LANDING

BEDROOM 1
4.4 x 2.9 (14'5" x 9'6")

BEDROOM 2
4.12 x 2.87 (13'6" x 9'4")

BEDROOM 3
3.32 x 2.60 (10'10" x 8'6")

BATHROOM
2.43 x 2.35 (7'11" x 7'8")

SCHOOL CATCHMENT
English medium primary catchment area is
Coed Glas Primary School (year 2024-25)

English medium secondary catchment area is
Llanishen High School (year 2024-25)

Welsh medium primary catchment area is
Ysgol Y Wern (year 2024-25)

Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

COUNCIL TAX
Band D

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





FISHGUARD ROAD

LLANISHEN, CF14 5PS - £400,000

 3 Bedroom(s)  2 Bathroom(s)  1374.00 sq ft

Nestled on the picturesque Fishguard Road in the sought-after area of Llanishen, Cardiff, this fully refurbished end terrace house presents an exceptional opportunity for families and professionals alike. Boasting three generously sized bedrooms, this residence offers ample space for comfortable living.

One of the property's standout features is the impressive open plan kitchen, dining room, and living room, which creates a perfect setting for entertaining guests or enjoying quiet evenings with loved ones. Complete with a home bar, log burner, and Bi-fold doors seamlessly connecting the interior to the garden, providing lovely views of the greenery and woods beyond.

The two bathrooms are designed with modern living in mind, enhancing the overall appeal of the home. The brand new downstairs shower room, complete with a walk-in shower and monsoon shower head, adds a touch of luxury and convenience. The main bathroom is equally impressive, featuring a roll-top bath and a double walk-in shower, ideal for unwinding after a long day.

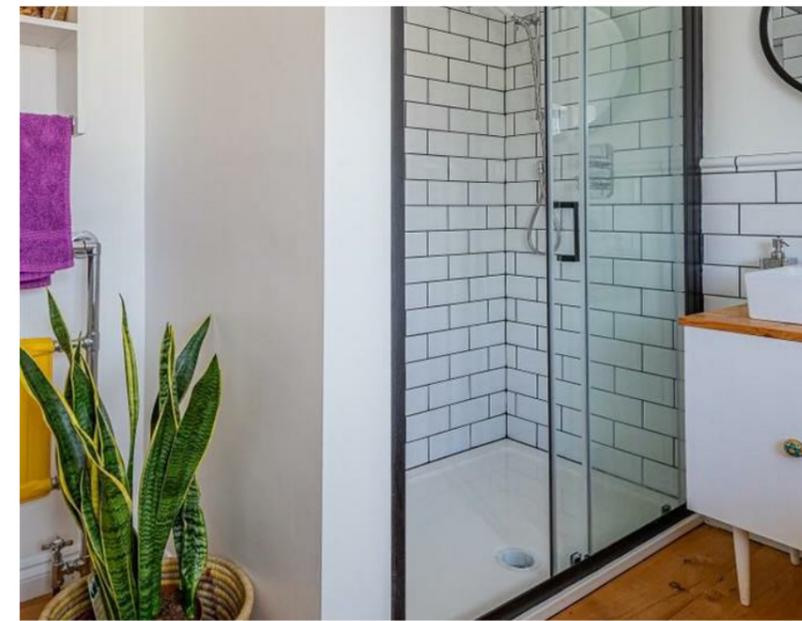
The practical layout ensures that every corner of the home is utilised effectively, making it both welcoming and functional. A new utility room provides space for a washing machine and tumble dryer, further enhancing daily convenience. Additionally, the property offers parking for two vehicles, a rare find in this desirable location, allowing for hassle-free access to your home.

Llanishen is renowned for its vibrant community and excellent local amenities, including shops, schools, and parks, making it an ideal place to settle down. With good transport links to Cardiff city centre, you can enjoy the tranquillity of suburban living while remaining close to the excitement of city life.

This end terrace house on Fishguard Road is a wonderful opportunity for those seeking a comfortable and spacious home in a friendly neighbourhood. Do not miss your chance to make this property your own. Call 02920 499680 and book your viewing today!

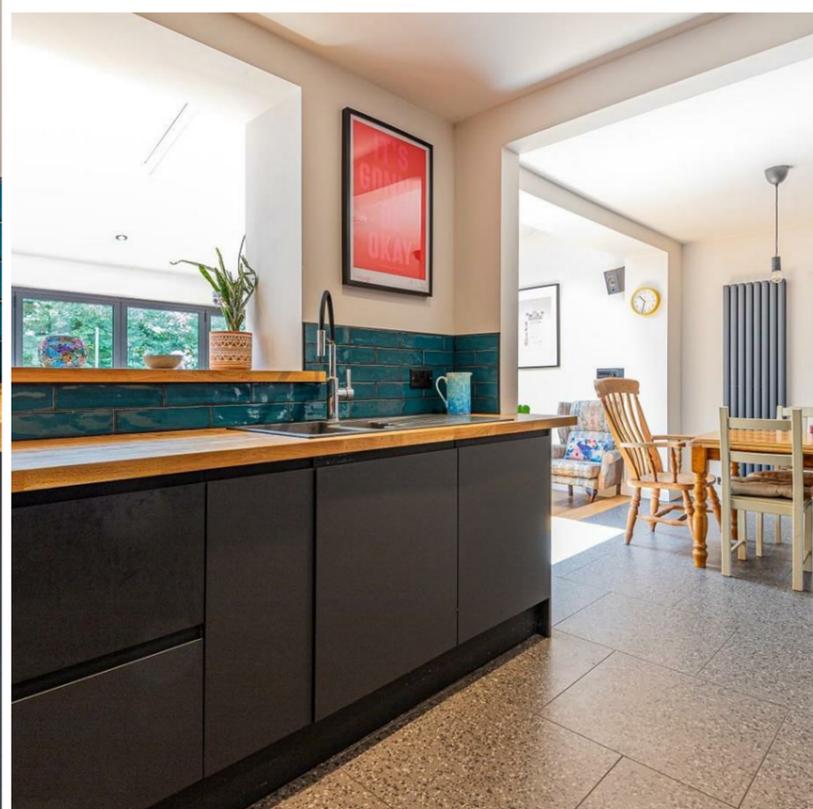
PROPERTY SPECIALIST

Mr Ollie Vincent
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Fishguard Road
 Total Area: 127.6 m² ... 1374 ft²
 All measurements are approximate and for display purposes only



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		
England & Wales	EU Directive 2002/91/EC	