

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss



COED COCHWYN AVENUE  
LLANISHEN

**PORCH**

1.78m x 1.12m (5'10 x 3'8)

**HALLWAY**

2.11m x 3.63m (6'11 x 11'11)

**LIVING ROOM 1**

3.96m x 3.02m (13'0 x 9'11)

**LIVING ROOM 2**

3.23m x 2.87m (10'7 x 9'5)

**CONSERVATORY**

2.69m x 3.30m (8'10 x 10'10)

**KITCHEN**

2.84m x 2.87m (9'4 x 9'5)

**GARAGE**

2.84m x 5.64m (9'4 x 18'6)

**TO THE FIRST FLOOR****BEDROOM 1**

3.38m x 3.20m (11'1 x 10'6)

**BEDROOM 2**

3.96m x 3.00m (13'0 x 9'10)

**BEDROOM 3**

2.69m x 2.74m (8'10 x 9'0)

**BATHROOM**

2.13m x 1.68m (7 x 5'6)

**GARDEN**

Large Garden

Lawn

Patio

Sheds

Greenhouse

Well presented.

**DRIVEWAY**

Brand New Driveway

Parking for 4 cars or more.

**TENURE**

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

**COUNCIL TAX**

Band - D

**SCHOOL CATCHMENT**

English medium primary catchment area is

Llysfaen Primary School (year 2024-25)

Thornhill Primary School (year 2024-25)

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)

**ADDITIONAL INFORMATION**

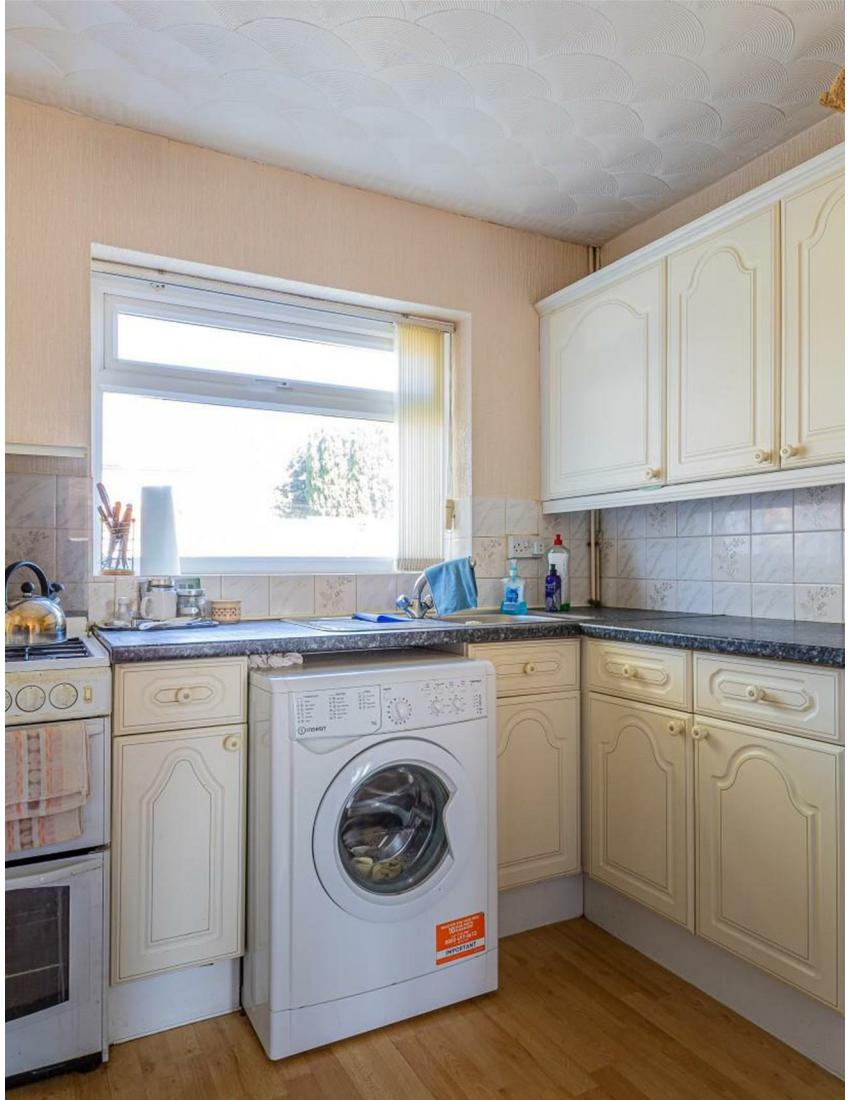
Chain Free

Conservatory

Integrated Garage

Downstairs WC

Large Driveway - Recently laid



# COED COCHWYN AVENUE

LLANISHEN, CF14 5BT - £310,000



3



1



1239.00 sq ft

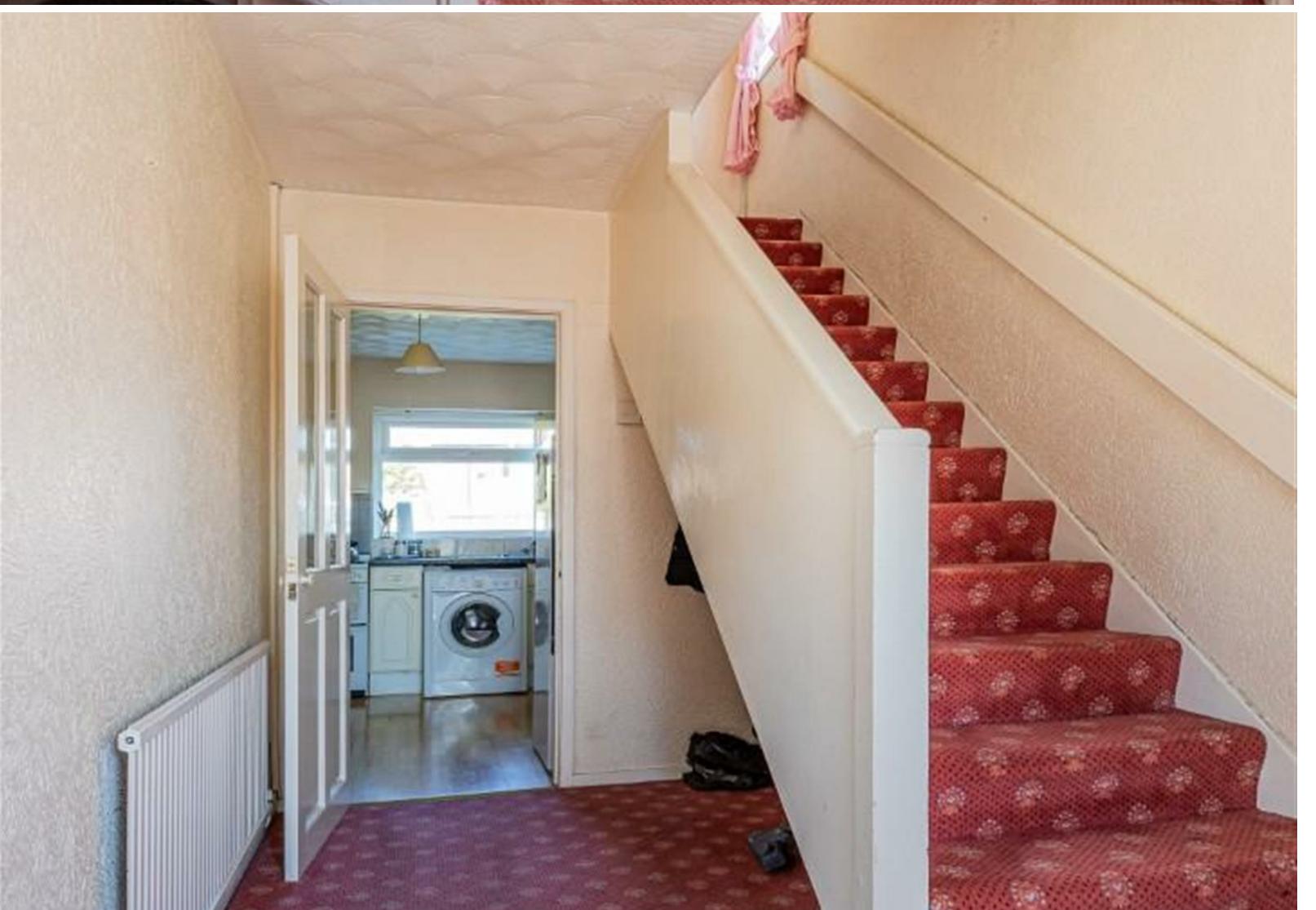
Jeffrey Ross is delighted to present this charming semi-detached house located on Coed Cochwyn Avenue in the desirable area of Llanishen, Cardiff. This property is an excellent opportunity for families and investors alike, featuring three well-proportioned bedrooms and two inviting reception rooms that provide ample space for comfortable living. The practical and welcoming layout makes it an ideal family home, while the potential for a decent rental income adds to its appeal for investors.

The house is being sold chain-free, ensuring a smooth and straightforward purchase process. Inside, you will find two large double bedrooms and one standard single bedroom, complemented by a family bathroom and a convenient downstairs WC. The property also boasts a kitchen, an integrated garage, a conservatory, and a large lawned garden, perfect for outdoor enjoyment.

Families will appreciate the excellent school catchment area, which includes both primary and secondary schools, making this home particularly attractive for those with children or those planning for a family in the future. Local amenities are just a short walk away, providing easy access to shops, cafes, and essential services. For nature enthusiasts, the nearby Llanishen Reservoir offers a picturesque setting for leisurely walks and outdoor activities, enhancing the overall appeal of this lovely home.

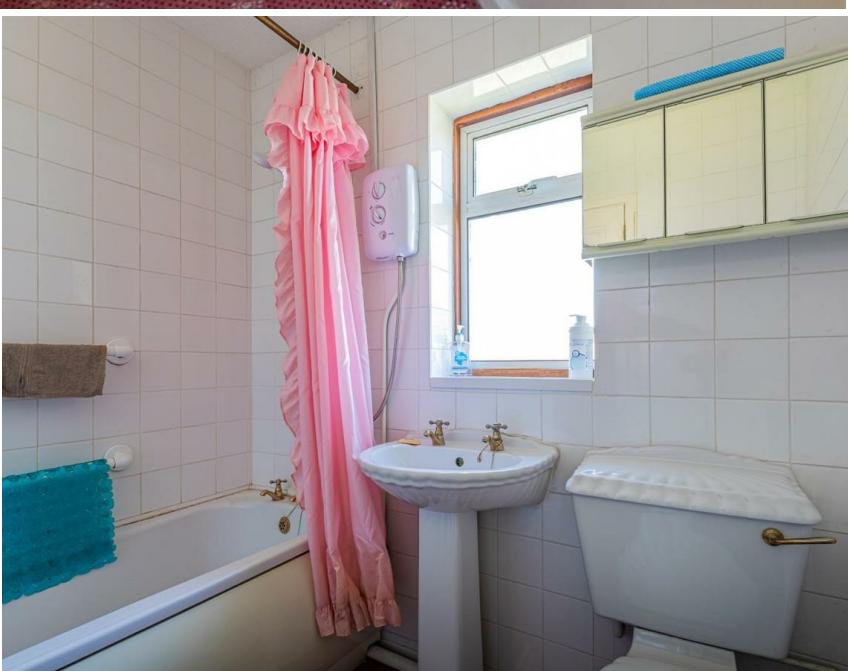
The property features a newly laid driveway that can accommodate four cars or more, providing ample parking space. There is also plenty of room for potential extensions, allowing you to tailor the home to your needs. Having been a cherished family home for many years, it has been well looked after, although a small amount of modernisation may be desired to bring it up to contemporary standards.

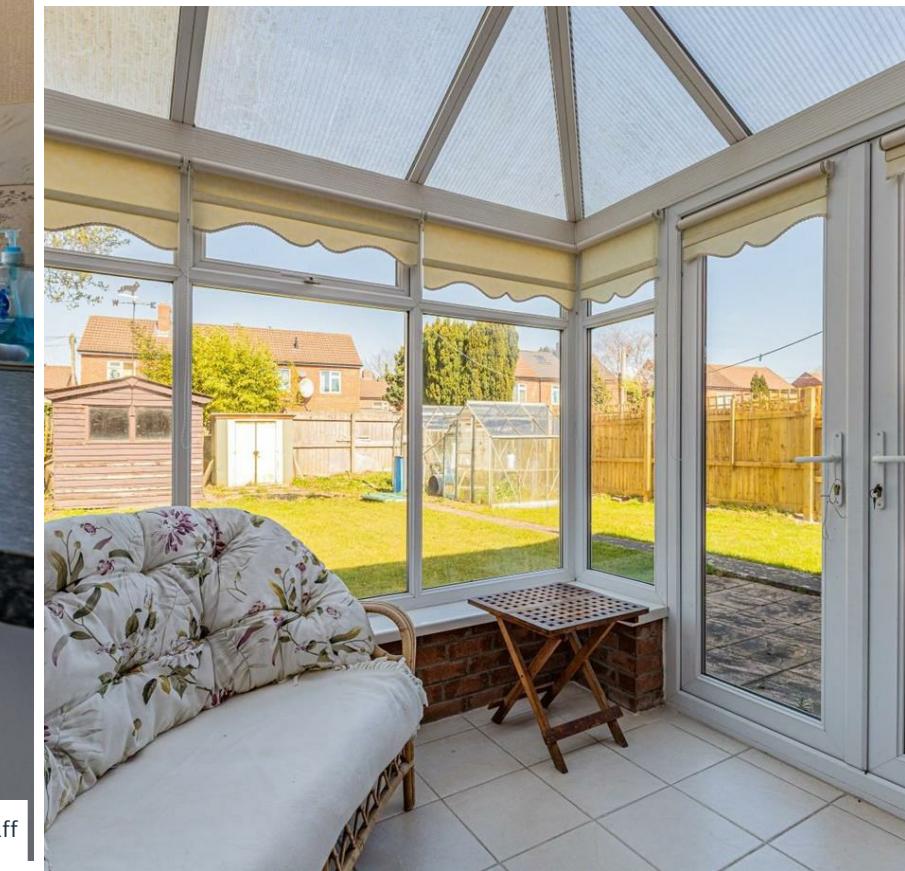
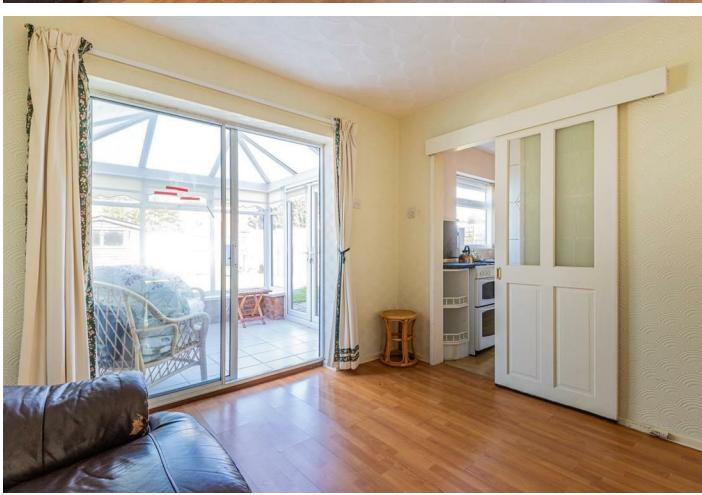
In summary, this property on Coed Cochwyn Avenue is a fantastic choice for anyone looking to settle in a vibrant community with abundant opportunities for relaxation and recreation. Call the office and book your viewing!



## PROPERTY SPECIALIST

Mr Ollie Vincent  
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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	79	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	
EU Directive 2002/91/EC		

