

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 Bedroom(s)



1 Bathroom(s)



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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Coed Cochwyn

Total Area: 115.1 m² ... 1239 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		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	