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CARDIFF

VALE

CAERPHELLY

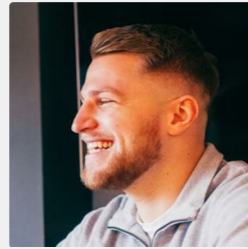
BRISTOL

*Blossom Drive*

LISVANE



Comments by Mr Max Tustin



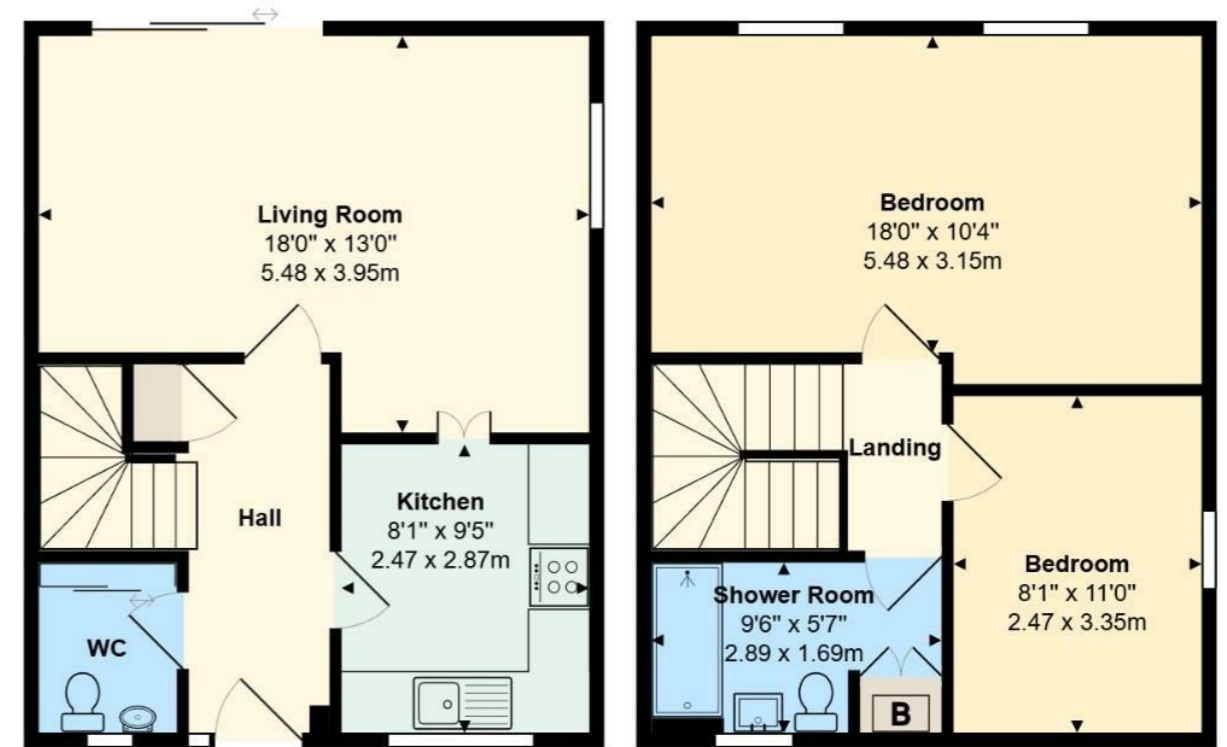
**Property Specialist**

**Mr Max Tustin**

Sales Negotiator

max@jeffreygross.co.uk

## Blossom Drive



Total Area: 819 ft<sup>2</sup> ... 76.1 m<sup>2</sup>

All measurements are approximate and for display purposes only

*Located in the sought-after area of Lisvane, this charming two-bedroom semi-detached home on Blossom Drive offers comfortable living in a prime setting. Just a short walk from the local train station and the beautiful Cefn Onn Park, it's ideal for commuters and nature lovers alike. With no onward chain, it's a fantastic opportunity for first-time buyers or those looking to downsize. Don't miss your chance to view this delightful property.*

Comments by the Homeowner





# Blossom Drive

Lisvane, Cardiff, CF14 0BE

Asking Price

£325,000



2 Bedroom(s)



1 Bathroom(s)



819.00 sq ft



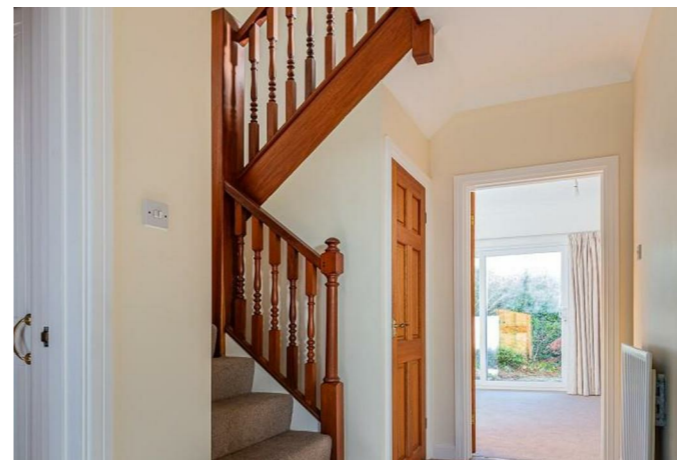
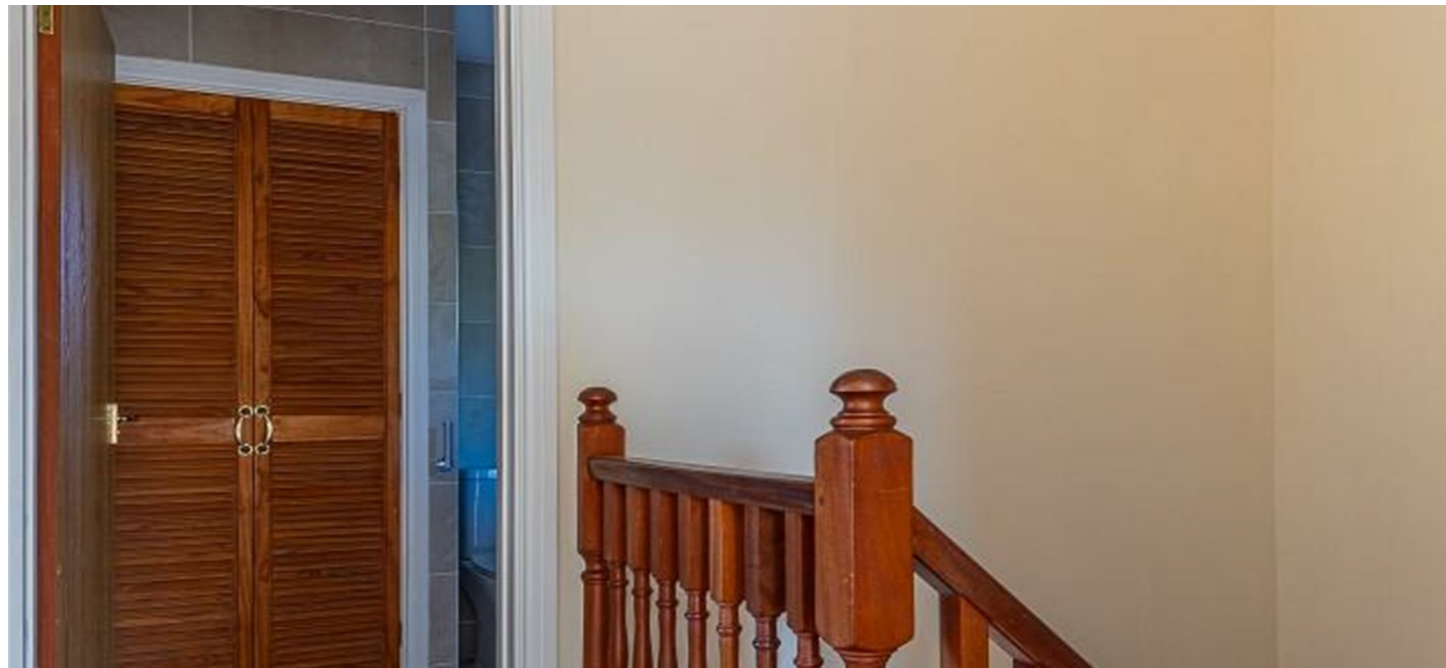
Contact our  
**Llanishen Branch**

02920 499680

Nestled in the desirable area of Lisvane, Cardiff, this charming semi-detached house on Blossom Drive offers a wonderful opportunity for both first-time buyers and those looking to downsize. Spanning 819 square feet, the property features two well-proportioned bedrooms, a comfortable reception room, and a modern bathroom, making it an ideal space for relaxed living. The property also offers two car parking spaces and a large separate garage which is only a 5 second walk away.

One of the standout features of this home is its fantastic location. It is conveniently situated within walking distance of the local train station, providing easy access to Cardiff city centre and beyond, the local bus stop is a stone throw away from the property, new windows and new carpet has been fitted recently to the property. Additionally, the nearby Cefn Onn Park offers a beautiful green space for leisurely walks and outdoor activities, perfect for families and nature enthusiasts alike.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are seeking a peaceful retreat or a vibrant community, this house on Blossom Drive is a splendid choice. Don't miss the chance to view this delightful home in a sought-after location.



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#### Hall

English medium primary catchment area is Llysfaen Primary School

#### Kitchen 8'1" x 9'4" (2.47 x 2.87)

English medium secondary catchment area is Llanishen High School

#### W.C

Welsh medium primary catchment area is Ysgol Y Wern

#### Living Room 17'11" x 12'11" (5.48 x 3.95)

Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

#### Landing

#### Bedroom One 17'11" x 10'4" (5.48 x 3.15)

#### Bedroom Two 8'1" x 10'11" (2.47 x 3.35)

#### Shower Room 9'5" x 5'6" (2.89 x 1.69)

#### Tenure

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

#### Tax Band

E

#### School Catchment

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

