



Edwards & Co
property sales & lettings

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Johnston Road
Llanishen
Cardiff
CF14

Guide Price: £325,000



- Traditional 3 bedroom family-sized family home in Llanishen
- Superb and stylish kitchen
- Open plan principal reception room to dining room
- Conservatory extension + ground floor w/c
- 2 excellent size double bedrooms + 1 single bedroom + bathroom
- Fabulous wrap-around gardens
- Enviously located close to all local amenities and Ysgol y Wern catchment
- Off road parking + detached garage to rear
- CALL TO VIEW TODAY

Ref: PRA53527

Viewing Instructions: Strictly By Appointment Only

General Description

MUST BE VIEWED - Highly desirable 3 bedroom semi-detached family-sized home on impressive corner plot We are delighted to offer for sale this traditional family home in Llanishen. The well-maintained property offers an open-plan principal reception room to dining room, a modern and stylish kitchen, conservatory and ground floor w/c. To the first floor are 2 generously sized double bedrooms, single bedroom and family bathroom. Extensive gardens surround this very well-located home.

Main Entrance

Gate to pathway via the extensive front garden with steps leading up to the front entrance. UPVC front door with side casement windows.



Front Garden

Large corner garden laid to lawn with an excellent selection of mature shrubs



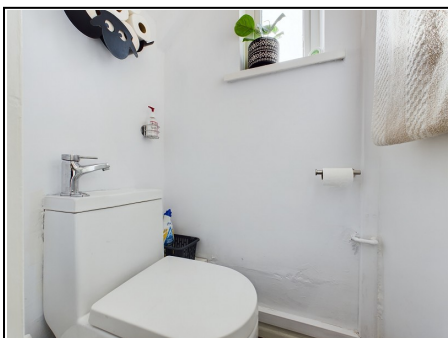
Side Garden

Decked terrace, side entrance to kitchen, outside tap, garden is laid to lawn with mature ornamental trees and shrubs, second decked terrace adjacent to the entrance to the garage.



Entrance Hallway

Coved ceiling, pendant light fitting, papered walls, large radiator, under stairs storage area, wood effect flooring,



Ground Floor WC

Modern cloakroom w/c with inset wash hand basin, smooth plastered walls, window to side with obscured glass. Pendant light.



Kitchen

Superb and recently refurbished kitchen with an extensive range of white wall and floor units, cherry wood laminate work tops, sink with mixer tap, laminate flooring, brick tiled walls, smooth plastered ceiling with strip light. UPVC window.



Principal Reception Room

A principal reception room with sliding doors opening into the conservatory. Contemporarily decorated in neutral tones with part plastered and part papered walls. Carpeted floor, papered ceiling with pendant light fitting, radiator, chimney breast with gas fire. Open-plan to dining room.



Principal reception room and dining room (23' 01" x 11' 11") or (7.04m x 3.63m)

Open-plan archway leading to dining room/second reception.



Dining Room

Opening from entrance hallway and open-plan to principal reception room, the decor is mirrored throughout. UPVC window to front. Part papered and part plastered walls, carpeted floor, single light pendant, door to hallway, radiator.



Ground Floor WC

Textured ceiling, pendant light fitting, painted walls, uPVC window with obscured glazing, white WC, cushioned flooring.



Conservatory (7' 10" x 11' 11") or (2.39m x 3.63m)

Lean-to glazed conservatory leading off principal reception room overlooking the rear garden and decked terrace. Laminate floor, light decor and roof light fittings.

First Floor Landing

Neutral decoration, papered ceilings and walls, coving, single pendant light, loft access, carpets, doors to all rooms.



Bedroom 1 (11' 10" x 11' 11") or (3.61m x 3.63m)

Neutral decoration, papered ceilings and walls, coving, single pendant light, uPVC picture window to the rear aspect, built in cupboard housing the water tank, neutral carpets.



Bedroom 2 (10' 09" x 12' 04") or (3.28m x 3.76m)

Neutral decoration, papered ceilings and walls, coving, single pendant light, uPVC picture window to front aspect, radiator, carpets.



Bedroom 3 (7' 5" x 6' 5") or (2.25m x 1.96m)

Neutral decoration, papered walls, coving, single pendant light, uPVC window to front aspect, radiator, carpets.



Bathroom

Coved ceiling with pendant light fitting, panelling to the bath walls, comprised of P-shaped bath with shower above, wash hand basin with waterfall tap set into a vanity unit with storage, uPVC window with obscured glazing, cushioned flooring.



Separate WC

Additional first floor w/c with close coupled w/c, bright decor and uPVC window with obscured glass to rear. Pendant light fitting.



Rear Garden

Private and enclosed rear garden with lawn and extensive decked terracing. Selection of mature shrubs.



Rear Garden Second Angle

Detached Garage

Off-road parking area and detached garage.

Services

Mains electricity, mains water, mains gas, mains drainage

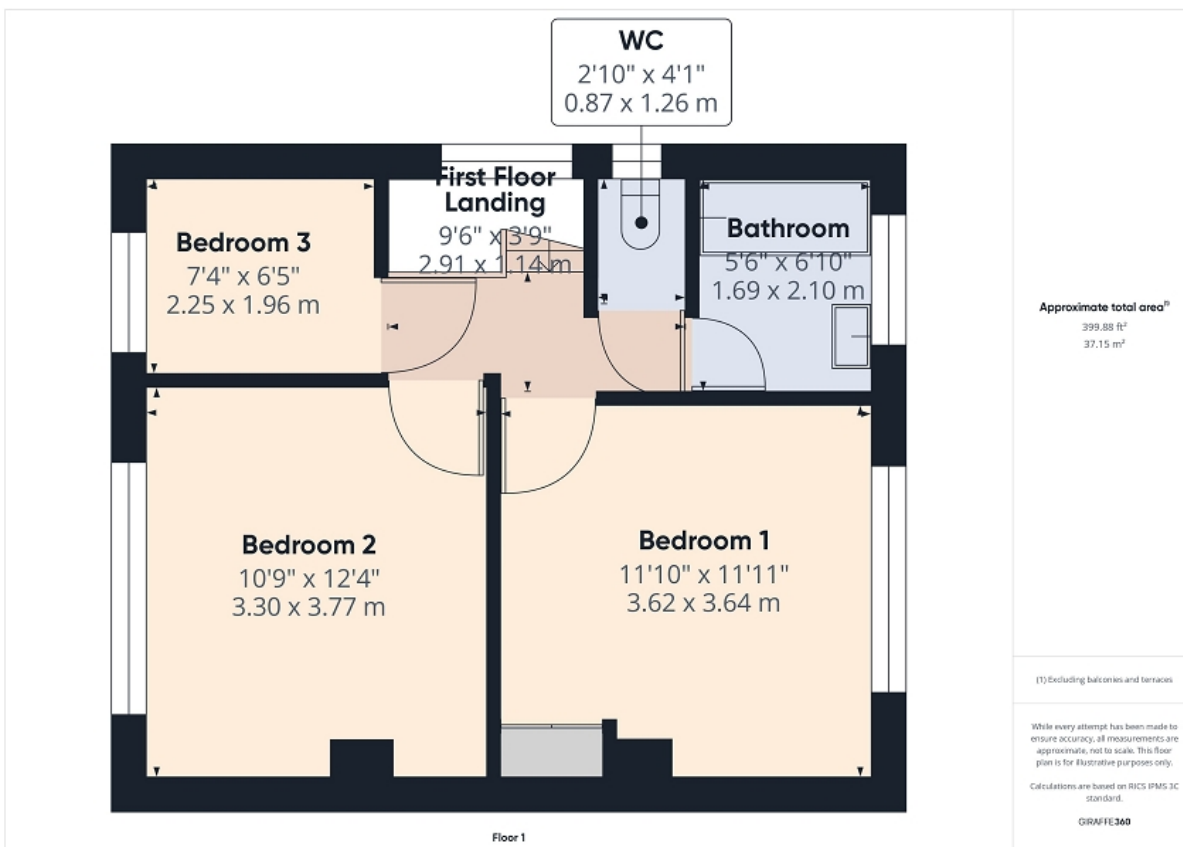
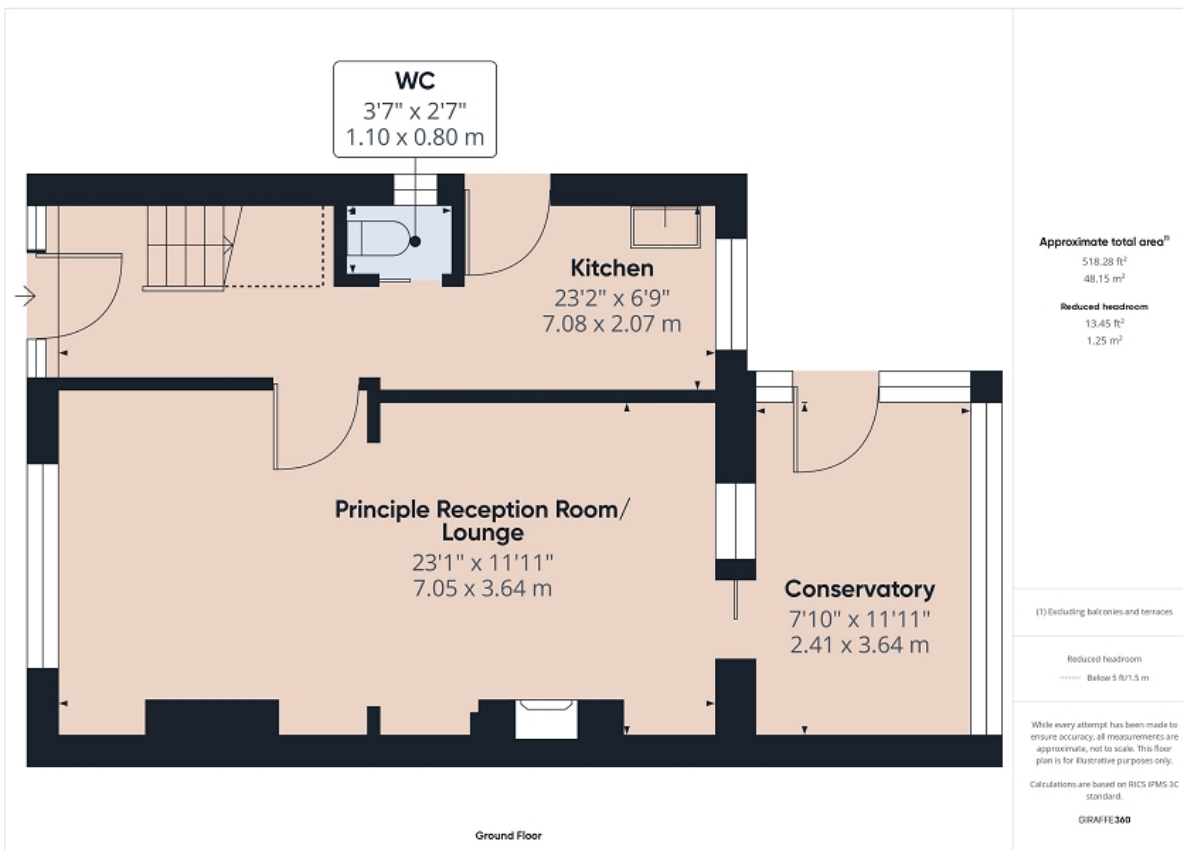
EPC Rating:54

Tenure


We are informed that the tenure is Freehold

Council Tax


Band D



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.