

22 Llanishen Court, Llanishen  
Cardiff  
CF14 5PD

- Communal Hall
- Entrance Hall
- Lounge



Kitchen



Bedroom One



Bedroom Two



Bathroom W.C.



Communal Gardens & Parking

**VIEWING**  
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





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At Llanishen Village With Shops Nearby Can Be Found This Recently Decorated And Spacious Purpose Built Ground Floor Flat Offered For Professional Let. Accommodation Briefly Comprises Of Entrance Hall, Very Large Lounge, Kitchen, Two Bedrooms & Bathroom W.C. & Shower. Unfurnished. Upvc Windows. Intercom Door Entry System. Available Now