Blue House Road

LLANISHEN, CARDIFF, CF14 5BW

GUIDE PRICE £189,950

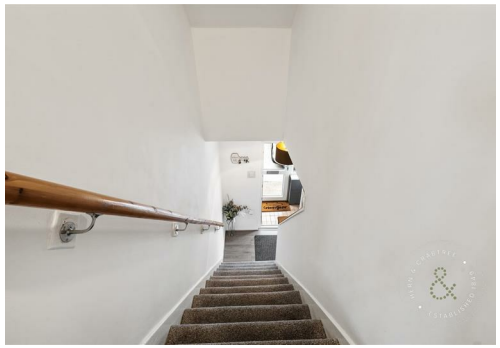
Hern & Crabtree

Blue House Road

Viewings from Saturday 11th Oct. Positioned in a quiet residential street in Llanishen, Blue House Road offers a light-filled two-bedroom maisonette with generous rooms and a large private garden.

The first-floor setting gives a pleasant outlook and a sense of privacy, while the layout flows from a welcoming hallway to a bright living and dining space and a well-equipped kitchen with breakfast bar. Two comfortable bedrooms are served by a stylish bathroom and useful storage is found throughout. Outside, the home benefits from off-street parking and a secluded generous rear garden with decking and lawn, ideal for relaxing or entertaining.

Llanishen is one of Cardiff's most sought-after suburbs, prized for its village atmosphere and excellent transport links. The area provides an array of local amenities including the shops and cafés of Station Road, Llanishen Leisure Centre, and the wide open spaces of Parc Cefn Onn and Roath Park. Well-regarded primary and secondary schools are nearby, and regular bus and rail services from Llanishen station connect swiftly to Cardiff city centre. The M4 motorway is also within easy reach for journeys further afield.



Approx 853.00 sq ft

Council Tax Band: C

Porch
Single–glazed windows to the front with a single–glazed entrance door. Tiled flooring and a further double–glazed PVC door opening into the entrance hall.

Entrance Hall
Wood-effect laminate flooring with space for coats and shoes. Built-in storage cupboard. Stairs lead to the first-floor landing.

First Floor Landing
Loft access hatch, radiator and an additional storage cupboard housing the electric consumer board. Doors lead off to the reception rooms, bedrooms and bathroom.

Living / Dining Room
A bright reception with double-glazed windows to the front and side allowing plenty of natural light. Radiator.

Kitchen / Breakfast Room
Double-glazed windows to the side and rear. Fitted with a range of wall and base units with worktops and tiled splashbacks. One-bowl sink and drainer. Space and plumbing for a washing machine, space for further appliances including a gas cooker and fridge/freezer. Vinyl flooring, under-unit lighting and a useful breakfast bar. Airing cupboard housing the gas combination boiler.

Bedroom One
Double-glazed window to the front, radiator and built-in storage cupboard.

Bedroom Two
Double-glazed window to the rear and radiator.

Bathroom
Double-glazed obscure window to the rear. Suite comprising bath with plumbed shower and glass screen, WC and wash hand basin set within a vanity cupboard with mirrored cabinet above. Part-tiled walls, tiled floor, extractor fan and radiator.

Front Garden & Parking
Driveway providing off-street parking to the front of the property for one vehicle

Rear Garden
An enclosed and private garden laid to lawn with a decked seating area. Timber fencing and gated side access. Two purpose-built storage sheds provide additional space.

Disclaimer
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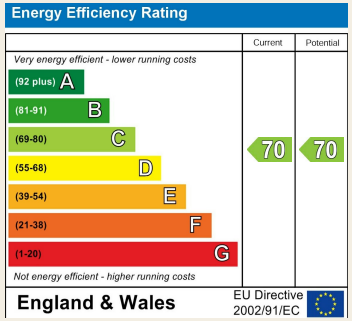
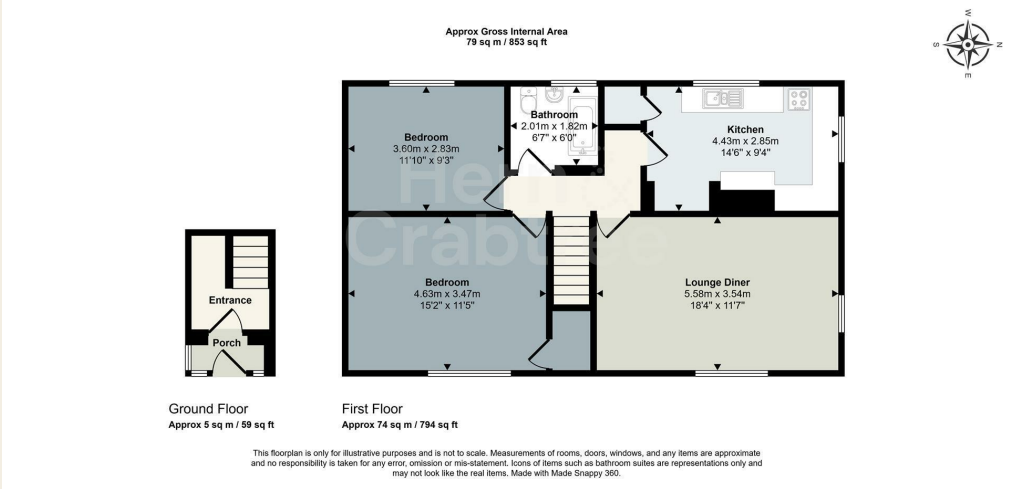
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Leasehold
135 year remaining on lease.
Service charge £600 per annum

Good old-fashioned service with a modern way of thinking.





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