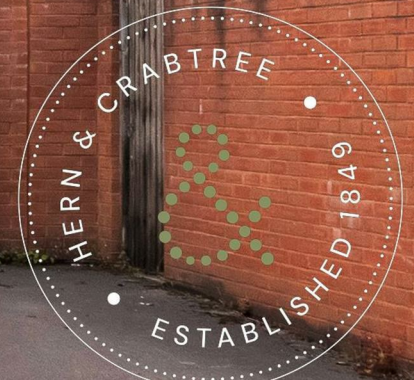


Watkins Square

LLANISHEN, CARDIFF, CF14 5FL

GUIDE PRICE £135,000

**Hern &
Crabtree**



Watkins Square

CHAIN FREE!

Set within the sought-after development of Watkins Square in Llanishen, this detached Coach House offers an appealing blend of comfort and convenience. The accommodation is thoughtfully arranged, with a welcoming hall and storage, a bright open-plan living and kitchen space, a double bedroom with fitted wardrobes, and a bathroom appointed with a clean, neutral suite. Its layout makes it ideal for first-time buyers, professionals or investors looking for a home in a well-connected part of Cardiff. There is a private allocated parking space for one car.

Llanishen is one of Cardiff's most established suburbs, valued for its balance of community atmosphere and excellent amenities. From everyday essentials at Llanishen village to the larger retail and leisure facilities at Llanishen Retail Park, the area is well served. Local parks such as Heath Park provide acres of green space for recreation, while the nearby Llanishen Reservoir has become a hub for waterside walks and paddle sports. The University Hospital of Wales is within easy reach, and the area is well regarded for schooling options.

Commuters benefit from excellent transport links, with Llanishen and Heath High Level railway stations providing quick access into Cardiff city centre, while the A48 and M4 are easily accessible for travel further afield. The combination of a convenient setting, strong local facilities and a welcoming community make this apartment a sound choice for those seeking both lifestyle and location. The property is 2 minutes from Morrisons and buses on Caerphilly Road and 5 minutes from train stations. The estate is tucked away behind Caerphilly Road with no through traffic.



506.00 sq ft

Entrance Hallway

The property is approached via a composite entrance door with two vertical glazed panels. The hallway offers a useful space with a radiator and access to a side corridor which provides additional storage potential. Stairs rise to the first floor.

Landing

The landing leads to all principal rooms, with access to a handy storage cupboard.

Living Room / Kitchen

A bright reception area with a double-glazed window to the front and a radiator beneath. The kitchen is set to one corner, fitted with a range of wall and base units with laminate work surfaces, stainless steel sink with drainer, and an integrated four-ring gas hob with oven and grill beneath. There is plumbing for a washing machine and space for a fridge freezer. The combination boiler is housed within a kitchen cupboard. The flooring in the living kitchen is a combination of carpet in living area and vinyl in kitchen area.

Bedroom

A double bedroom positioned to the front of the property with fitted wardrobe space. Carpets fitted.

Bathroom

A white suite comprising panelled bath with shower attachment, wash hand basin and WC. Radiator, part tiled walls. The flooring in the bathroom is vinyl.

Outside

One parking space in front of property

Tenure

Freehold with no service charge or ground rent and direct street access from an off street parking space with no immediate neighbours, above, below or to the side which is unusual for a 1 bed flat. This means it is great for privacy and security providing an ideal lock up and leave property with little maintenance required and low running costs.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their

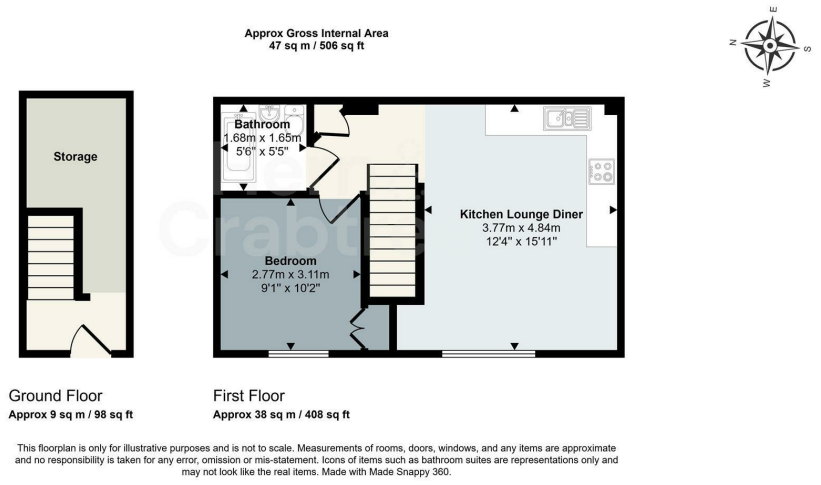
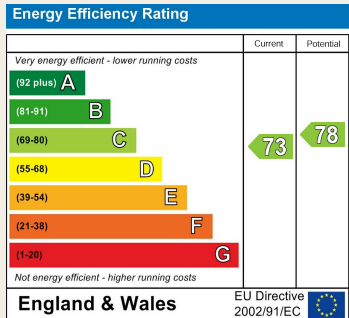
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Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.



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



Hern & Crabtree

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