

Coed Glas Road

LLANISHEN, CARDIFF, CF14 5EJ

GUIDE PRICE £325,000

**Hern &
Crabtree**



Coed Glas Road

A three-bedroom semi-detached home presenting a rare opportunity to create your dream home in one of Cardiff's most desirable residential areas. With a generous plot, off-street parking, garage and a substantial rear garden, the property offers plenty of space to grow into—and the potential to modernise and make it truly your own.

Step inside and you'll find a welcoming hallway leading into an open-plan lounge and dining room—ideal for family living or entertaining. The natural light flows through the space, creating a sense of warmth and openness. The kitchen, while ready for updating, provides a solid footprint for a stylish, contemporary redesign. A downstairs cloakroom adds practical convenience.

Upstairs, the layout continues to impress with three well-proportioned bedrooms, a family bathroom, and a separate W/C. Outside, the large rear garden offers a canvas for outdoor living or gardening. A front garden, garage and driveway provide excellent kerb appeal and essential off-road parking.

Coed Glas Road places you just a short stroll from leafy parks, high street shops, and local cafés, with superb transport links into the city centre. Whether you're popping into town, commuting to work, or heading to the Brecon Beacons for the weekend, Llanishen offers the perfect balance of lifestyle and location.

Families will appreciate proximity to several well-regarded primary and secondary schools, while nearby Llanishen Leisure Centre and the vibrant village hub add to the area's appeal. With a strong sense of community and an abundance of green space, Llanishen continues to be one of Cardiff's most desirable postcodes.



1027.00 sq ft

Front

Front forecourt garden. Low rise brick wall. Driveway. Access to the garage.

Entrance

Enter via a double glazed door to the front elevation. Double glazed window to the front elevation. Coved ceiling. Stairs rise up to the first floor. Understairs storage cupboard.

Lounge/Dining Room

Double glazed window to the front elevation. Double glazed French doors with windows either side and over to the rear elevation. Coved ceiling. Two radiators. Electric fire. Fitted storage unit.

Kitchen

Double glazed window to the side elevation. Coved ceiling. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Space for gas cooker. Plumbing for washing machine. Space for fridge freezer. Part tiled walls. Vinyl flooring.

Rear Lobby

Double glazed door leading to the rear garden. Double glazed windows to the side and rear elevation. Tiled flooring.

Cloakroom

Double glazed obscure window to the rear elevation. W/C. Radiator. Tiled flooring.

Landing

Stairs rise up from the hallway. Dog leg staircase. Double glazed obscure window to the side elevation. Coved ceiling. Loft access hatch.

Bedroom One

Double glazed window to the front elevation. Coved ceiling. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Fitted wardrobes and overhead storage. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Coved ceiling. Radiator.

Bathroom

Double glazed obscure window to the side elevation. Coved ceiling. Wash hand basin. Bath with fitted shower over. Tiled walls. Radiator. Wall heater. Fitted linen cupboard with concealed gas combination boiler.

W/C

Double glazed obscure window to the side elevation. W/C.

Garden

Enclosed rear garden. Paved patio. Stone chippings. Mature shrubs and trees. Flower borders. Timber frame storage shed.

Garage

Up and over roller garage door. Power and light. Door leading to the rear garden.

Additional Information

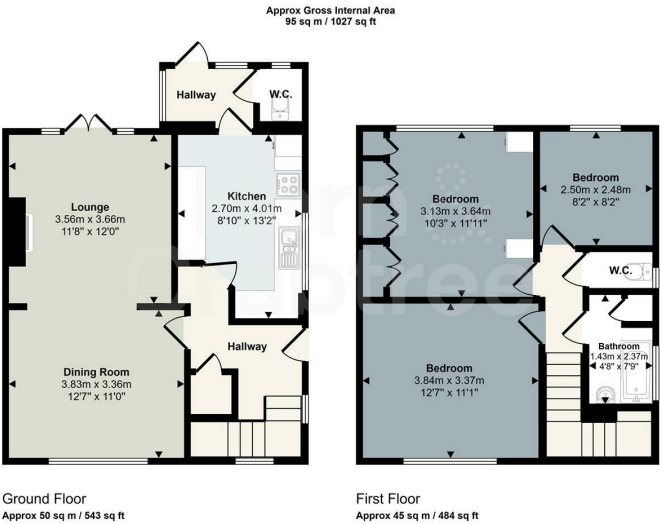
Freehold. Council Tax Band E (Cardiff). EPC rating TBC.

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



Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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