

Heol Merlin

LLANISHEN, CARDIFF, CF14 5QD

GUIDE PRICE £365,000

**Hern &
Crabtree**



Heol Merlin

Set on a generous corner plot in Llanishen, this tastefully presented three bedroom detached home combines well-planned accommodation with a particularly appealing garden and excellent off-road parking.

The house has a pleasing sense of space from the outset. A welcoming entrance hall leads through to a dual aspect living room, where a window to the front and glazed doors opening onto the garden bring plenty of natural light into the room. Alongside is a generously arranged kitchen and dining room, fitted with an extensive range of cabinetry and integrated appliances, with direct access outside. A cloakroom completes the ground floor.

Upstairs are three bedrooms, each with built-in storage. The principal bedroom has its own en suite shower room, while a separate family bathroom serves the remaining bedrooms.

Outside is where the setting really comes into its own. The broad corner plot provides a large tarmac driveway, an electric vehicle charging point and lawned frontage, while the enclosed rear garden offers a generous expanse of lawn, paved seating area and useful garden shed.

Llanishen is one of North Cardiff's established residential areas, offering a good balance of everyday convenience and access to green space. Local shops, supermarkets and leisure facilities are within easy reach, while Llanishen and Lisvane Reservoirs provide attractive waterside walks and open space nearby. Families are well placed for a choice of schools across the surrounding area, while Llanishen railway station offers regular connections towards Cardiff city centre. Road links also provide straightforward access to neighbouring Lisvane, Rhiwbina, Heath and the wider Cardiff area.



Approx 1045.00 sq ft

Council Tax Band: E

ENTRANCE PORCH

A small stone-finished entrance porch provides shelter to the PVC entrance door, which incorporates a small double-glazed panel.

ENTRANCE HALL

Stairs rise to the first floor with a useful understairs storage cupboard. Wood flooring and radiator. Doors provide access to the principal ground-floor rooms.

LIVING ROOM

Double-glazed window to the front and double-glazed patio doors opening onto the rear garden. Wood flooring and radiators.

CLOAKROOM

Double-glazed obscure window to the rear. Fitted with a WC and wash hand basin. Tiled floor and radiator.

KITCHEN / DINING ROOM

Double-glazed window to the front and further double-glazed window to the rear. Double-glazed door provides access to the rear garden. Fitted with a range of wall and base units with laminate work surfaces, tiled splashbacks and a composite sink and drainer. Integrated electric hob, electric oven and grill, dishwasher and tumble dryer, together with space and plumbing for a washing machine and space for a fridge freezer. Recessed lighting, wood flooring and radiator.

FIRST FLOOR LANDING

Double-glazed window to the rear. Access to the loft, wooden balustrade and a large storage cupboard housing the combination boiler. Doors lead to the bedrooms and family bathroom.

BEDROOM ONE

Double-glazed window to the rear. Built-in cupboard and radiator. Door to the en suite.

EN SUITE SHOWER ROOM

Double-glazed obscure window to the rear. Fitted with a WC, wash hand basin and corner shower enclosure. Tiled walls, tiled floor and recessed lighting.

BEDROOM TWO

Double-glazed window to the front. Large built-in cupboard and radiator.

BEDROOM THREE

Double-glazed window to the rear. Large built-in cupboard and radiator.

FAMILY BATHROOM

Double-glazed obscure window to the rear. Fitted with a WC, wash hand basin and bath with shower attachment over. Tiled walls, tiled floor and heated towel rail.

FRONT GARDEN & DRIVEWAY

Occupying a generous corner plot, the property has a large tarmac driveway providing ample off-road parking, together with an electric vehicle charging point. Small lawned areas extend around the frontage and side of the house.

REAR GARDEN

A particularly generous enclosed rear garden, bordered by timber fencing. A paved seating area immediately adjoins the house, leading onto a substantial lawn with a garden shed.

DISCLAIMER

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. 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.



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