

Fishguard Close

LLANISHEN, CARDIFF, CF14 5QG

GUIDE PRICE £270,000

**Hern &
Crabtree**



Fishguard Close

Set within Fishguard Close in Llanishen, this well presented semi detached home offers a practical and versatile layout, complemented by a generous rear garden and excellent storage, making it an ideal choice for first time buyers or young families.

The ground floor features a welcoming entrance hall, front facing lounge with feature fireplace and a separate dining room with sliding doors opening directly onto the garden, creating a bright and sociable living space. The kitchen is fitted with a range of units and integrated appliances, with a useful side utility corridor providing additional access and everyday practicality.

To the first floor are two bedrooms and a modern shower room, alongside a converted loft space accessed via a non permanent staircase, offering flexible additional use. Outside, the rear garden is fully enclosed and designed for low maintenance, mainly decked with a covered seating area ideal for outdoor entertaining.

Llanishen is one of North Cardiff's most established and sought after residential suburbs, known for its strong sense of community, well regarded schools and excellent everyday amenities. The area offers a range of local shops, supermarkets, cafés and leisure facilities, alongside nearby green spaces including Llanishen Reservoir and Parc Cefn Onn, both popular for walking and outdoor recreation. Transport links are a key feature, with Llanishen railway station providing direct services into Cardiff city centre, while the A470 and M4 are also easily accessible for commuters. The area continues to be popular with families and professionals seeking a balance of suburban living with convenient city access.



803.00 sq ft

Entrance Hall

Composite front door opening into hallway. Tiled flooring, radiator, staircase to first floor and under stair storage cupboard.

Lounge

Double glazed window to the front. Wooden flooring, coved ceilings, radiator and electric fireplace.

Dining Room

Sliding patio doors to rear garden. Wooden flooring and radiator.

Kitchen

Double glazed window to rear. Fitted base units, laminate work surfaces, tiled splashbacks, integrated electric hob, oven and grill, stainless steel sink and drainer, space for washing machine and fridge freezer, radiator and tiled flooring.

Side Corridor / Utility Area

Tiled flooring, PVC doors to front and rear. Additional utility space with plumbing for washing machine and tumble dryer, plastic panelled walls.

Landing

Double glazed window to side. Built in storage cupboards, loft access and wooden flooring.

Bedroom One

Double glazed window to rear. Wooden flooring and radiator.

Bedroom Two

Double glazed window to front. Wooden flooring, radiator and built in cupboard.

Bathroom

Double glazed window to rear. Walk in corner shower, WC, wash basin, heated towel rail, tiled floor and tiled walls.

Loft Space

Converted loft area accessed via non permanent staircase, offering additional flexible space (not formally classified as a habitable room).

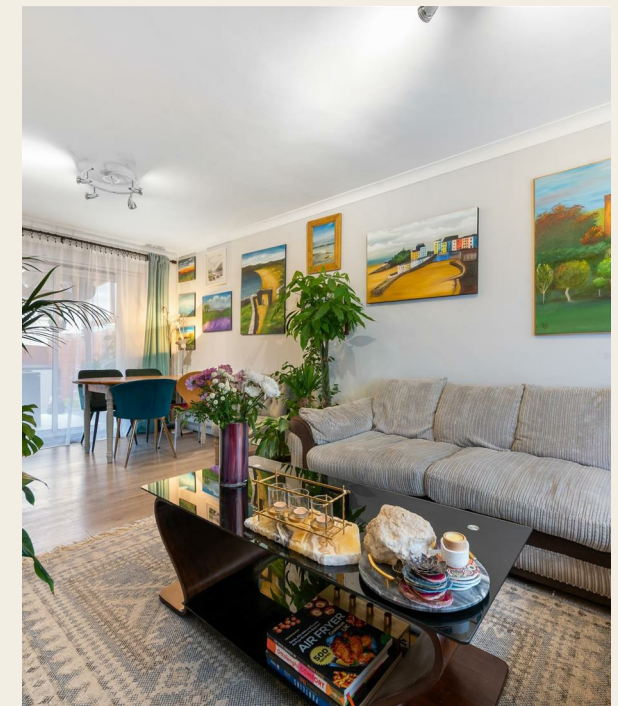
Rear Garden

Fully enclosed with wooden fencing. Predominantly decked with covered seating area and trellis structure with translucent roof.

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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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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