

Morris Avenue

LLANISHEN, CARDIFF, CF14 5JX

£295,000

**Hern &
Crabtree**



Morris Avenue

Set within established Llanishen, this three-bedroom semi-detached home presents an increasingly rare opportunity to take a house back to first principles and shape it for a new chapter. Requiring comprehensive modernisation and offered with no onward chain, the property has a straightforward layout, established gardens and plenty of scope for a buyer with an eye for improvement.

The ground floor begins with a welcoming entrance hall, from which the principal living spaces unfold. The lounge sits to the front, with an electric fireplace providing a natural focal point, while sliding doors connect through to the separate dining room overlooking the rear garden. The kitchen retains a simple arrangement of cabinetry and work surfaces, with a useful adjoining passage connecting to a separate WC and utility room. This secondary entrance also provides direct access between the front and rear of the house, adding a practical dimension to the existing layout.

Upstairs are three bedrooms, two of which incorporate substantial fitted wardrobes and storage, alongside a family bathroom. The house would now benefit from a programme of renovation, giving its next owner the freedom to reconsider finishes, fittings and, subject to the necessary consents, the configuration itself.

Outside, the front garden rises gently towards the house, while the rear garden is predominantly laid to lawn with mature hedging, established trees, an apple tree and a greenhouse. There is an appealing sense of greenery and enclosure, with enough space to create a particularly enjoyable garden setting.

Llanishen is one of North Cardiff's well-established residential areas, with local shops and everyday amenities around the village and Station Road, together with further retail and leisure facilities at Ty Glas. The wider area includes Llanishen Leisure Centre and the 110-acre Lisvane and Llanishen Reservoirs, with waterside paths, woodland and recreational activities.



Approx 994.00 sq ft

Entrance Hall

Double glazed window to the side and a PVC entrance door incorporating obscured double glazing, with an additional full-height obscured glazed panel alongside. Tiled flooring, radiator and staircase rising to the first floor with wooden balustrade and panelled detailing. Useful understairs storage cupboard.

Lounge

Double glazed windows overlooking the front garden. Coved ceiling, radiator and gas fireplace set to the chimney breast. Sliding doors connect the room with both the entrance hall and dining room.

Dining Room

Double glazed windows overlooking the rear garden. Coved ceiling, radiator and tiled flooring. Sliding door to the lounge and access into the kitchen.

Kitchen

Double glazed window overlooking the front of the property. Fitted with a selection of base and wall storage, laminated work surfaces and a sink with storage beneath. Space is provided for a fridge and washing machine, with a freestanding gas cooker comprising hob, oven and grill. Partially tiled walls, laminate flooring and a useful storage cupboard. A PVC door with obscured double glazing opens to the adjoining passage and utility area.

Rear Passage

Providing a practical connection between the kitchen, WC, utility room and outside spaces.

WC

Double glazed obscured window overlooking the rear. Fitted with a WC, laminate flooring and electrical consumer units.

Utility Room

Double glazed obscured window overlooking the garden. A useful ancillary space with exposed stonework, concrete flooring, built-in shelving and a storage cupboard. A glazed wooden door provides access to the rear garden, with a further door giving access towards the front of the property.

First Floor Landing

Double glazed window to the side. Wooden balustrade,

doors to the bedrooms and bathroom, and access hatch to the loft.

Bedroom One

Double glazed window overlooking the front. Radiator and fitted wall-to-wall storage incorporating wardrobes, cupboards, a central alcove, shelf and mirror.

Bedroom Two

Double glazed window overlooking the rear garden. Radiator and an extensive arrangement of fitted wardrobes and storage cupboards. One cupboard houses the boiler.

Bedroom Three

Double glazed window overlooking the front. Radiator and built-in storage positioned above the stairwell, with a raised ledge.

Bathroom

Double glazed obscured window to the side. Fitted with a panelled bath with tiled surround, WC and wash basin with storage beneath. Radiator, shelving, further tiling around the basin and wall-mounted mirror.

Front Garden

A gated entrance opens to stone steps and a pathway rising towards the covered entrance porch. The front garden is principally laid to sloping lawn with established hedging, low stone boundary walls and a small planted bed beside the porch. A pathway to the side provides separate access towards the utility room.

Rear Garden

Immediately outside the utility room is a stone-paved area, with steps leading to a pathway through the garden. The garden is predominantly laid to lawn, enclosed by fencing and established hedging, with mature planting and trees creating a leafy backdrop. An apple tree sits within the lawn and a small greenhouse provides useful gardening or storage space.

Disclaimer

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

Council Tax Band: D

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.

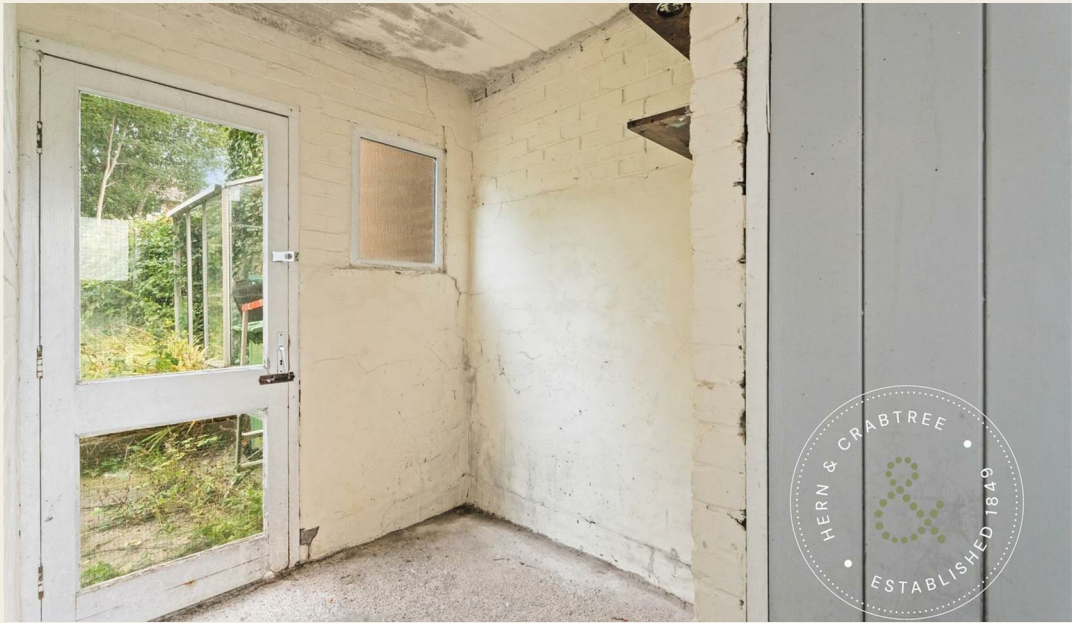
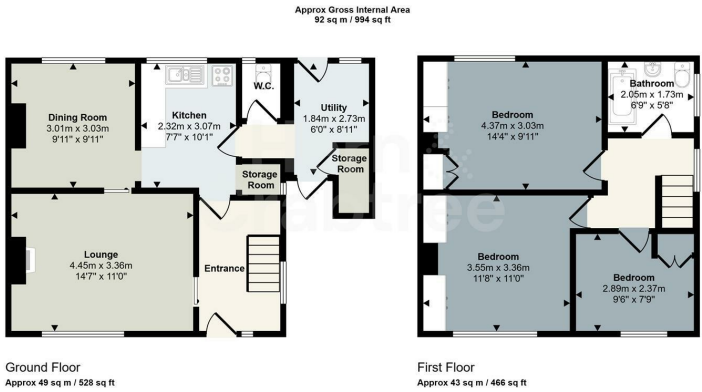
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



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



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.