

Everest Avenue

LLANISHEN, CARDIFF, CF14 5AR

GUIDE PRICE £525,000

**Hern &
Crabtree**



Everest Avenue

Nestled in the highly sought-after location of Everest Avenue in Llanishen, this spacious and beautifully extended four-bedroom semi-detached home offers the perfect blend of modern living and convenience. Ideally positioned for easy access to transport links and local schools, including Llanishen High and Coed Glas Primary, this property is perfect for growing families.

The home boasts a welcoming and light-filled interior that includes a living room, contemporary kitchen diner, play/reception room, utility room and a shower room in progress for added flexibility. The primary bedroom has been thoughtfully extended to include an en-suite bathroom, providing a private retreat. The remaining three bedrooms offer ample space and flexibility, along with a family bathroom making this a perfect family home.

Step outside to discover a large enclosed rear garden, ideal for outdoor entertaining, play, or simply enjoying the fresh air. Additionally, the property enjoys stunning views across to Cardiff Bay, providing a picturesque backdrop to your daily life.

Llanishen and Lisvane Reservoir are just a short distance away, offering scenic walking routes and a peaceful escape in nature, while the surrounding area boasts excellent local amenities and recreational opportunities.

With its perfect combination of location, space, and modern enhancements, this property is a must-see for anyone seeking a wonderful family home in one of Llanishen's most desirable streets.

- Semi detached
- Sought after location
- Extended
- Great views
- EPC - D (2017)
- Four bedroom family home
- Close to transport links, schools and amenities
- Large rear garden
- Planning permission for further extension
- Council Tax Band - F



1579.00 sq ft

Entrance Porch

7'8 x 3'9

Entered via a composite door to the front, with double glazed panel to the front and side. Door to hallway.

Hallway

Stairs to the first floor, porthole window to the porch. Storage cupboard, laminate flooring. Coved ceiling.

Living Room

10'10 x 15'8 max

Coved ceiling, double glazed sliding patio doors to the rear. Wood laminate flooring, radiator.

Kitchen Diner

21'5 x 14'0 max

Coved ceiling, double glazed window to the rear. Bi-folding double glazed doors to the rear. Kitchen area has wall and base units with laminate work tops over, composite 1.5 bowl sink and drainer with spray mixer tap. Integrated four ring 'Cooke and Lewis' electric hob. Integrated grill and oven. Integrated dishwasher. Large island unit, tiled splash back. Vertical radiator. Tiled floor, additional radiator, underfloor electric heating.

Sitting Room

11'9 x 7'4

Double glazed windows to the front. Laminate flooring. Coved ceiling, vertical radiator.

Potential Shower Room*

6'7 x 4'11

Currently plumbed for a shower room but not installed, some fittings can be supplied - subject to negotiation.

Utility Room

11'1 x 8'8

Space and plumbing for washing machine,

double glazed windows to the front (currently obscured with removable film for flexibility). Door out to the side. Coved ceiling. Tiled floor, radiator.

First Floor

Stairs rise up from the entrance hall.

Landing

Double glazed window to the front. Banister, coved ceiling, vertical radiator, storage cupboard with mirrored doors. Doors to:

Bedroom One

10'4 x 12'4

Double glazed doors to the rear - balcony to be added. Views towards Cardiff Bay. Coved ceiling, radiator. Door to en suite.

En suite

6'6 x 5'1

Coved ceiling, tiled walls, tiled floor, heated towel rail. WC, wash hand basin, shower.

Bedroom Two

10'0 x 12'1

Double glazed window to the rear, coved ceiling, radiator. Built-in cupboard. Views towards Cardiff Bay.

Bedroom Three

10'10 x 10'8

Double glazed window to the rear with views towards Cardiff Bay, coved ceiling, radiator, built-in cupboard.

Bedroom Four

7'8 x 8'7

Double glazed windows to the front, coved ceiling, radiator.

Bathroom

11'0 x 6'11

Double obscure glazed window to the front, heated towel rail. Bath with shower attachment, double sink, WC, tiled walls and tiled floor.

External

Front

Paved driveway, graveled area, shrubs, low rise wall. External cold water tap. External double power point.

Rear Garden

Paved patio area, trellis, timber fencing, large lawn area. External double power point.

Additional Information

We have been advised by the vendor that the property is Freehold. The property has planning permission to extend into the garden across the width of the property (side extension already completed) - planning application reference :19/02013/DCH
EPC - D (2017)
Council Tax Band - F

Disclaimer

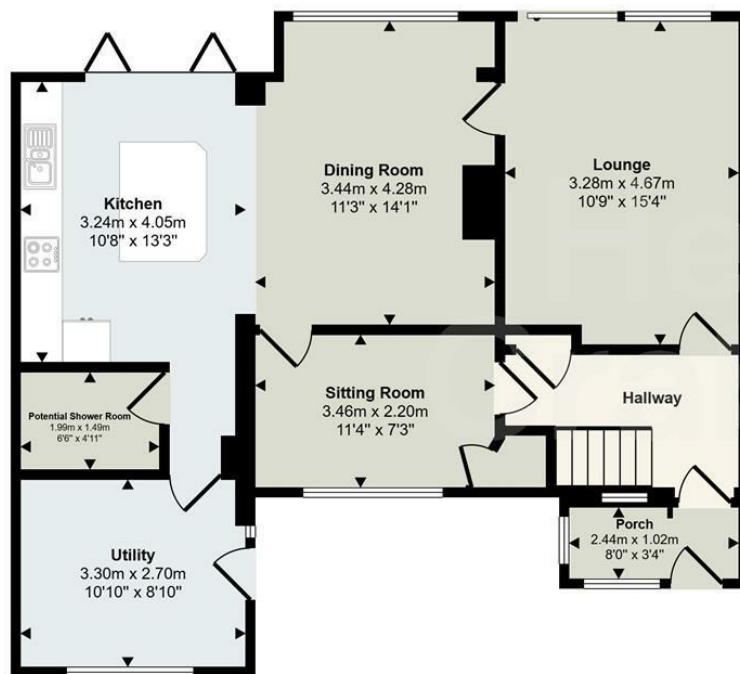
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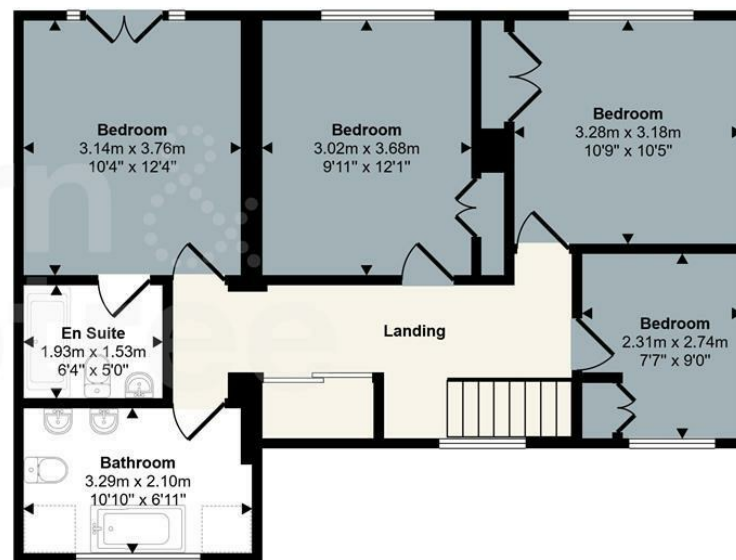




Approx Gross Internal Area
147 sq m / 1579 sq ft

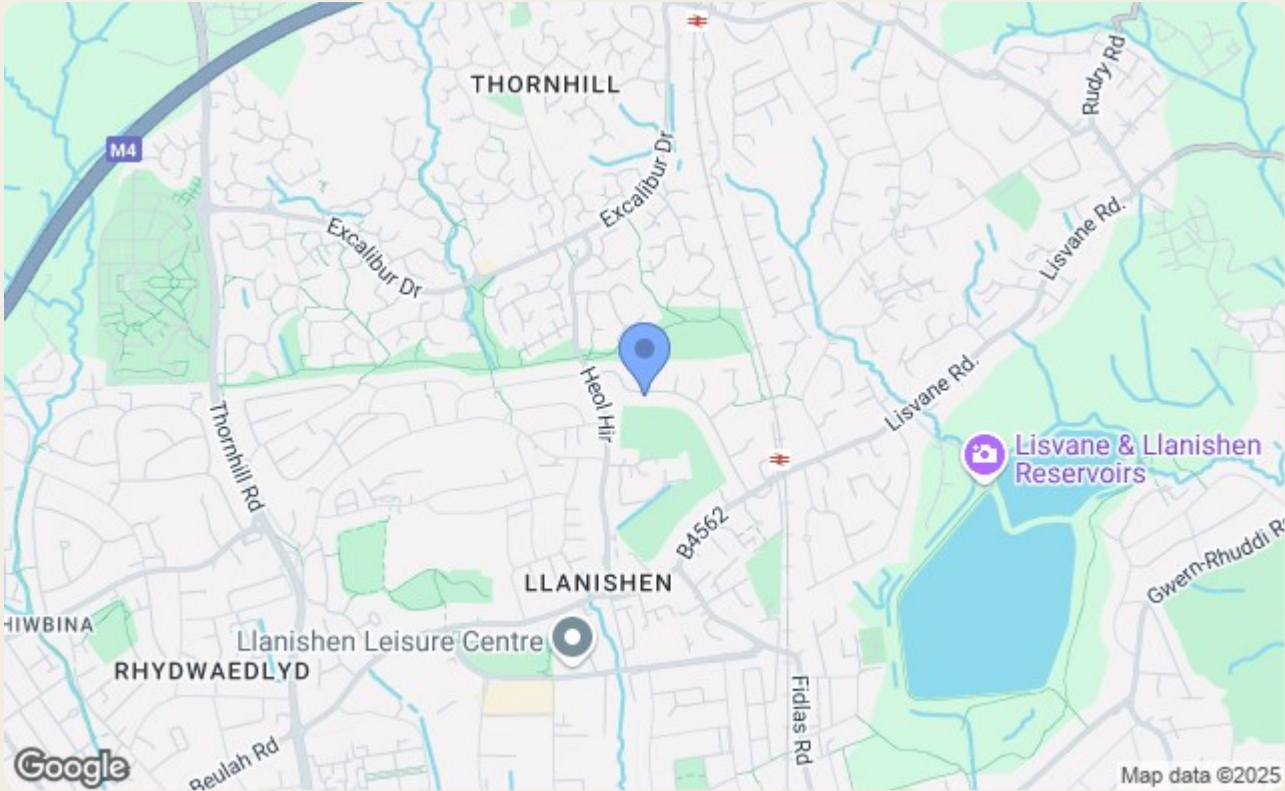



Denotes head height below 1.5m



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		74	83
(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	
			

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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