

Everest Avenue

LLANISHEN, CARDIFF, CF14 5AQ

GUIDE PRICE £450,000

**Hern &
Crabtree**



Everest Avenue

Set within the ever popular suburb of Llanishen, this detached home presents a rare opportunity to acquire a well cared for property that offers scope for thoughtful updating over time. The house retains a sense of warmth and familiarity, with parquet flooring, coved ceilings and generous reception spaces that create a comfortable and welcoming atmosphere throughout. Natural light filters through the principal rooms, while the conservatory offers an additional space that connects easily with the garden, making it ideal for relaxed everyday living.

Llanishen continues to be one of north Cardiff's most sought after residential areas, valued for its strong sense of community and convenient access to local amenities. Everyday shopping can be found nearby at Llanishen Village and Ty Glas Retail Park, while green spaces provide opportunities for walking and outdoor leisure. The area is well regarded for schooling options, with a selection of primary and secondary schools within easy reach, making it appealing for a range of buyers.

Transport connections are particularly convenient, with Llanishen railway station offering regular links into Cardiff city centre and beyond, alongside easy access to the A48 and M4 for commuters travelling further afield. Combining location, potential and a detached setting, this home offers a strong foundation for buyers seeking space within a well established Cardiff neighbourhood.



Approx 1315.00 sq ft

Entrance Hall

Entered via a wooden front door with four obscure glazed panels, opening into a welcoming hallway featuring parquet flooring and a plate rail detail. Stairs rise to the first floor with useful understairs storage, creating a practical yet characterful first impression.

Living Room

A generous reception space with a double glazed window to the front and patio doors opening to the rear. Period style coved ceilings and a plate rail continue the character, centred around a working fireplace with tiled mantel, surround and hearth. Two radiators provide comfort throughout the seasons.

Dining Room

Positioned to the front of the property, the dining room enjoys a double glazed window and coved ceiling, with parquet flooring underfoot. A well proportioned room suited to formal dining or entertaining.

Downstairs WC

Fitted with WC and wash hand basin, complemented by a double glazed obscure window to the rear and parquet flooring.

Kitchen

Arranged with wall and base units, tiled flooring and laminate work surfaces. Features include an integrated four ring gas hob, electric oven and grill, integrated fridge, stainless steel sink and drainer, plus a double glazed window overlooking the rear garden.

Utility Room

Accessed via an archway from the kitchen, offering tiled flooring, radiator and space with plumbing for both washing machine and tumble dryer, providing valuable additional practicality.

Conservatory

A bright additional living area with corrugated roof, double glazed windows and patio doors opening onto the garden, finished with a semicircular tiled floor.

First Floor Landing

A spacious landing with larger double glazed window to the rear, solid wooden bannister and hatch access to the loft.

Bedroom One

Double glazed window to the front, radiator and built in wardrobes offering excellent storage.

Bedroom Two

Another well sized double room with double glazed window to the front and radiator.

Bedroom Three

Double glazed window to the rear, radiator and built in wardrobes, enjoying a pleasant outlook over the garden.

Bathroom

Fitted with walk in shower, WC and wash hand basin. Finished with tiled walls and floor, heated towel rail, built in cupboard and a double glazed obscure window to the rear.

Outside

Front

To the front is a lawned area alongside a large driveway providing off road parking for two vehicles, leading to a garage. A path runs down the side of the property giving access to the rear garden.

Garage

Garage with electricity and an up and over door.

Rear Garden

The rear garden is arranged over different levels with a raised paved seating area, raised gravel section and steps down to a lawn bordered by mature hedges and planting, together with a cold water tap.

Disclaimer

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Council Tax Band: G

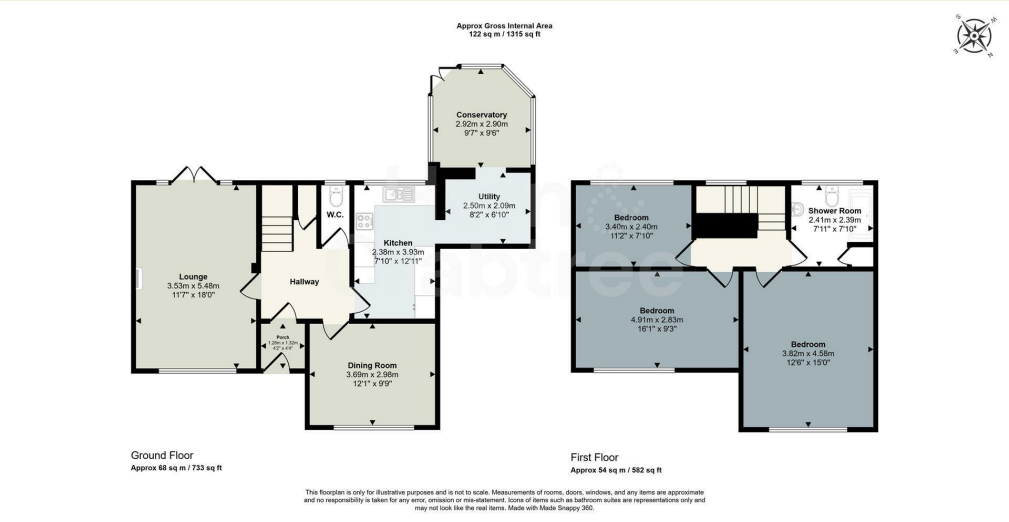
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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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