

Johnston Road

LLANISHEN, CARDIFF, CF14 5HJ

ASKING PRICE £325,000

Hern &
Crabtree



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Complete Chain! Nestled within the ever popular suburb of Llanishen, this attractive semi detached home offers bright, well balanced accommodation that has been carefully maintained and is perfectly suited to modern family life. Combining generous living space with a superb rear garden, detached garage and ample off street parking, it presents an excellent opportunity for buyers seeking a home that is ready to enjoy.

The welcoming entrance hall leads to a spacious living room that flows effortlessly into the dining room, creating a sociable layout that works equally well for everyday living and entertaining. Sliding patio doors draw natural light into the dining area while providing an attractive outlook across the garden. The kitchen is fitted with a modern range of storage and work surface space together with integrated cooking appliances and convenient side access. Upstairs, three comfortable bedrooms are served by a beautifully appointed four piece family bathroom featuring both a freestanding bath and a separate walk in shower.

Outside, the rear garden is a standout feature, offering a paved patio for outdoor dining, a generous lawn and a detached garage with driveway access. To the front, a further driveway provides off street parking for two to three vehicles.

Llanishen remains one of north Cardiff's most sought after residential areas thanks to its excellent range of local amenities, green spaces and transport connections. Llanishen Village offers cafés, supermarkets, independent shops and everyday conveniences, while nearby Thornhill and Lisvane provide further facilities. The area is served by a selection of highly regarded primary and secondary schools and benefits from nearby parks, Llanishen Reservoir and Parc Cefn Onn for walking and recreation. Llanishen railway station provides regular services into Cardiff city centre, while excellent road links give easy access to the A470 and M4, making commuting across South Wales both quick and convenient.



860.00 sq ft

Entrance Hall

Double glazed PVC entrance door with matching obscure glazed side panels. Parquet flooring, radiator, coving to ceiling, staircase rising to the first floor with understairs storage cupboard. Doors lead to the principal ground floor accommodation.

Lounge

Double glazed window to the front elevation. Attractive parquet flooring, radiator and feature fireplace. Open plan to the dining room, creating a welcoming living and entertaining space.

Dining Room

Double glazed sliding patio doors opening onto the rear garden. Matching parquet flooring and radiator. Open to the living room, providing an excellent flow between the reception spaces.

Kitchen

Double glazed window overlooking the rear garden together with a double glazed obscure door providing side access. Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl stainless steel sink with drainer. Four ring gas hob with integrated oven beneath, space and plumbing for a washing machine, space for a dishwasher and recess suitable for a fridge freezer. Gas combination boiler, approximately two years old, housed within a fitted recess. Wood effect tiled flooring.

First Floor

Double glazed obscure window to the side elevation. Loft access hatch, wooden balustrade and doors leading to all first floor rooms.

Bedroom One

Double glazed window to the front elevation. Fitted wardrobes, radiator and laminate flooring.

Bedroom Two

Double glazed window to the rear elevation. Radiator.

Bedroom Three

Double glazed window to the front elevation. Radiator and laminate flooring.

Bathroom

Double glazed obscure windows to the side and rear elevations. Beautifully appointed four piece suite comprising a freestanding bath with mixer tap, walk in shower with glazed screen and plumbed shower, wash hand basin set within a vanity unit and WC. Fully tiled walls, tiled flooring and chrome heated towel rail.

Outside

Front

A raised lawn with mature shrubs and retaining wall creates an attractive approach to the property. Steps lead to the front entrance, while a driveway runs alongside the house providing off street parking for two to three vehicles.

Rear Garden

A generous enclosed rear garden comprising a paved patio seating area leading onto a substantial lawn. Detached single garage with roller shutter door together with driveway access, creating excellent parking, storage and outdoor space.

Garage

Detached single garage set back from the driveway.

Tenure

Freehold (assumed).

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 including VAT, per buyer, after their offer is accepted in order to proceed with the sale. Full details can be found on our website.



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