

UNDER OFFER



# Llanishen Court

*Llanishen, Cardiff, CF14 5PD*

LLANISHEN, CARDIFF

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ASKING PRICE

£150,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

627 SQ FT

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627 SQFT

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NO CHAIN

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TWO BEDROOM

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FIRST FLOOR APARTMENT

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ALLOCATED PARKING



## THE PROPERTY

Welcome to this charming two-bedroom first floor apartment located in the desirable Llanishen area. Spanning an impressive 627 square feet, this property offers a comfortable and inviting living space, perfect for individuals or small families seeking a modern home.

Upon entering, you will find a well-proportioned reception room that provides a warm and welcoming atmosphere, ideal for relaxation or entertaining guests. The apartment features two bedrooms, allowing for ample personal space, and a well-appointed bathroom that meets all your daily needs.

One of the standout features of this property is the allocated parking space, ensuring convenience for residents and their guests. Additionally, the apartment is offered with no onward chain, making the buying process straightforward and hassle-free.

Situated close to local amenities, residents will enjoy easy access to shops, cafes, and other essential services, enhancing the overall appeal of this location. Whether you are a first-time buyer or looking to downsize, this apartment presents an excellent opportunity to secure a lovely home in a vibrant community.

Do not miss the chance to view this delightful property, which combines comfort, convenience, and a prime location.

INSIDE



ACCOMMODATION

|         |             |
|---------|-------------|
| KITCHEN | 3.83 x 2.23 |
|---------|-------------|

|          |             |
|----------|-------------|
| BATHROOM | 2.35 x 2.03 |
|----------|-------------|

|             |             |
|-------------|-------------|
| BEDROOM ONE | 3.29 x 3.83 |
|-------------|-------------|

|             |             |
|-------------|-------------|
| BEDROOM TWO | 2.71 x 1.81 |
|-------------|-------------|

|             |             |
|-------------|-------------|
| LIVING ROOM | 4.17 x 3.83 |
|-------------|-------------|

LEASE DETAILS

SERVICE CHARGES

PARKING

SCHOOL CATCHMENT

|               |                |
|---------------|----------------|
| PROPERTY TYPE | FLAT/APARTMENT |
|---------------|----------------|

|               |           |
|---------------|-----------|
| INTERNAL AREA | 627 SQ FT |
|---------------|-----------|

|        |           |
|--------|-----------|
| TENURE | LEASEHOLD |
|--------|-----------|

|             |                                                                          |
|-------------|--------------------------------------------------------------------------|
| COUNCIL TAX | BAND C · ABOUT £1,789 A YEAR<br><i>Cardiff Council, 2026/27 estimate</i> |
|-------------|--------------------------------------------------------------------------|

|            |                   |
|------------|-------------------|
| EPC RATING | 79 · POTENTIAL 84 |
|------------|-------------------|

FLOORPLAN



16 Cromwell House, Llanishen Court, Llanishen

Total Area: 627 ft<sup>2</sup> ... 58.3 m<sup>2</sup>

All measurements are approximate and for display purposes only



## Nadia Refae

BRANCH MANAGER AND AREA VALUER / NEGOTIATOR  
LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

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SCAN TO SEE WHAT'S  
NEAR YOU

CARDIFF   VALE   CAERPHILLY   BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. [jeffreycross.co.uk](https://jeffreycross.co.uk)