

UNDER OFFER

Heol Gwyndaf

Llanishen, Cardiff, CF14 5QB

LLANISHEN, CARDIFF

Heol Gwyndaf

Llanishen, Cardiff, CF14 5QB

OFFERS OVER

£325,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

801 SQ FT

801 SQFT

DETACHED

3 BEDROOMS

PRIVATE ENCLOSED GARDEN

DRIVEWAY PARKING



THE PROPERTY

Nestled in the charming area of Heol Gwyndaf in Llanishen, Cardiff, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, while the spacious kitchen and dining area create a welcoming hub for family meals and gatherings.

The living room features patio doors that open directly into the enclosed private garden, allowing for a seamless transition between indoor and outdoor living. This garden space is perfect for enjoying sunny days or hosting barbecues with friends and family. Additionally, the property boasts a convenient downstairs toilet, enhancing the practicality of the home.

Situated close to local shops and amenities, residents will appreciate the ease of access to everyday necessities. This location not only offers a peaceful residential atmosphere but also ensures that you are never far from the vibrant life of Cardiff.

With a driveway providing off-street parking, this property combines functionality with a homely feel. Whether you are looking to settle down or invest, this house on Heol Gwyndaf is a wonderful opportunity not to be missed.



ACCOMMODATION

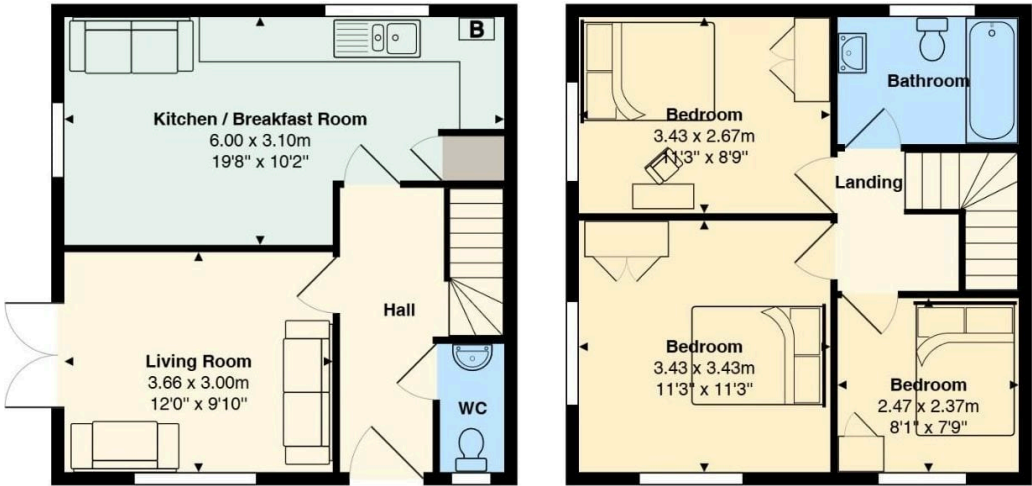
LIVING ROOM	3.66 x 3.00
KITCHEN/BREAKFAST ROOM	6.00 x 3.10
MASTER BEDROOM	3.43 x 3.43
BEDROOM TWO	3.43 x 2.67
BEDROOM THREE	2.47 x 2.37

SCHOOL CATCHMENTS

My English medium primary catchment area is Coed Glas Primary School My English medium secondary catchment area is Llanishen High School My Welsh medium primary catchment area is Ysgol Y Wern My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	801 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND D · ABOUT £2,013 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	83 · POTENTIAL 95

Heol Gwyndaf



Total Area: 74.4 m² ... 801 ft²

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

jeffreyyross.co.uk



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. jeffreyyross.co.uk