

UNDER OFFER



Elan Road

Llanishen, Cardiff, CF14 0NR

LLANISHEN, CARDIFF

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OFFERS OVER

£475,000

4 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,700 SQ FT

1700 SQFT

NO ONWARD CHAIN

OFF ROAD PARKING

GARDEN ROOM FOR ADDITIONAL STORAGE

CLOSE TO LOCAL AMENITIES



THE PROPERTY

Situated on Elan Road in the sought after area of Llanishen in North Cardiff, this spacious four-bedroom semi-detached home offers approximately 1,700 sq ft of well-presented accommodation, together with a detached garden room and off-road parking for up to three vehicles (with an EV charging point).

The property includes two reception rooms, a bright open-plan kitchen with tasteful modern units, a dedicated home office, and a second downstairs bathroom with shower.

Large bi-fold doors open onto the south-west-facing rear garden, creating an excellent space for family life and entertaining.

Upstairs, there are three double bedrooms, a well-proportioned single bedroom, and a family bathroom.

The detached garden room provides flexible space for a gym, home office, studio or hobby room.

The reservoir, local park, woodland, schools, nursery and Llanishen village amenities are all within easy walking distance, with excellent train and bus links nearby.

NO ONWARD CHAIN.

INSIDE



ACCOMMODATION

LOUNGE 3.50 x 3.90

SITTING ROOM 3.22 x 4.25

KITCHEN/BREAKFAST ROOM 4.03 x 4.67

DINING ROOM 3.09 x 2.30

BEDROOM ONE 3.33 x 4.25

BEDROOM TWO 2.96 x 3.90

BEDROOM THREE 2.31 x 2.05

BEDROOM FOUR 4.53 x 4.10

SCHOOL CATCHMENT

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 - SEMI-DETACHED

INTERNAL AREA 1,700 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND F · ABOUT £2,908 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 63 · POTENTIAL 76

FLOORPLAN



Total Area: 157.9 m² ... 1700 ft²

All measurements are approximate and for display purposes only



Nadia Refae

BRANCH MANAGER AND AREA VALUER / NEGOTIATOR
LLANISHEN BRANCH

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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. jeffreyyross.co.uk