

UNDER OFFER



Heol Hir

Llanishen, Cardiff, CF14 5AB

LLANISHEN, CARDIFF

Heol Hir

Llanishen, Cardiff, CF14 5AB

ASKING PRICE

£425,000

3 BEDROOMS

1 BATHROOM

1,105 SQ FT

1105 SQFT

WALKING DISTANCE TO
LLANISHEN HIGH SCHOOL

LARGE DRIVEWAY

3 BED SEMI DETACHED

WALKING DISTANCE TO
LLANISHEN VILLAGE

EXTENDED SITTING ROOM



THE PROPERTY

Nestled in the charming area of Heol Hir, Llanishen, Cardiff, this delightful semi-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. Spanning an impressive 1,105 square feet, the home provides ample room for both relaxation and entertaining.

It is within walking distance to Llanishen High School, making it an excellent choice for families with school-aged children. Additionally, the vibrant village of Llanishen is nearby, offering a variety of local amenities, shops, and eateries, ensuring that everything you need is just a short stroll away.

This property presents a wonderful opportunity to enjoy a peaceful suburban lifestyle while remaining well-connected to Cardiff's bustling city centre. With its appealing layout and proximity to essential services, this semi-detached house is a must-see for anyone looking to settle in this desirable area.





ACCOMMODATION

LIVING ROOM 3.30 x 4.34

DINING ROOM 3.18 x 3.82

KITCHEN 4.27 x 2.44

SITTING ROOM 3.66 x 3.22

BEDROOM ONE 3.31 x 4.17

BEDROOM TWO 3.17 x 3.22

BEDROOM THREE 3.31 x 2.62

SCHOOL CATCHMENT

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

TAX BAND

F

PROPERTY TYPE HOUSE - SEMI-DETACHED

INTERNAL AREA 1,105 SQ FT

TENURE FREEHOLD

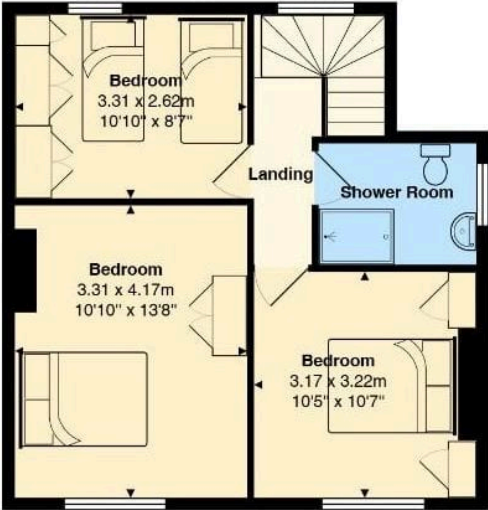
COUNCIL TAX BAND F · ABOUT £2,908 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 67 · POTENTIAL 80

FLOORPLAN



Heol Hir



Total Area: 102.7 m² ... 1105 ft² (excluding lean too)

All measurements are approximate and for display purposes only



Max Tustin

AREA VALUER / NEGOTIATOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

jeffreycross.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. jeffreycross.co.uk