



15 EVEREST AVENUE
LLANISHEN
CARDIFF CF14 5AP

ASKING PRICE OF
£495,000



SEMI DETACHED HOUSE



4



2



2



2

****Beautifully presented 4 Bedroom House****
With its enviable position, being only walking distance to Llanishen shops and in a great catchment area, this semi-detached property is a perfect family home. It has been sympathetically updated with a palette of light-enhancing neutrals, making it a turn key property. The property comprises of entrance hall, front reception room, lounge, kitchen and dining space in the conservatory, three double bedrooms and one single, modernised family bathroom and en suite.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,237 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Llanishen offers a wealth of local amenities including shops and Cafes. The local primary and second schools are within walking distance and are very highly regarded by the local residents. Public transport links are within close proximity including both rail and bus services, with great road links for commuters. The newly opened Lisvane and Llanishen Reservoir is a new addition to the area with a range of activities for families including water sports and beautiful walks.

PORCH

6' 3" x 1' 8" (1.918 m x 0.529m)
Tiled flooring. light pendant. PVC double French doors.

ENTRANCE HALL

13' 4" x 6' 2" (4.087 m x 1.905 m)
Picture rail. Traditional decorative glass wooden door to entry. Radiator. Understairs storage cupboard. Parquet flooring.

RECEPTION ROOM

18' 6" x 14' 6" (5.641 m x 4.423 m)
PVC window to side aspect. Radiator. Feature fireplace with gas fire. PVC sliding door access to conservatory. Carpet flooring.

LOUNGE

18' 6" x 14' 6" (5.641 m x 4.423 m)
PVC bay window to front aspect. Radiator. Feature fireplace. Parquet flooring.

KITCHEN

10' 2" x 8' 11" (3.112m x 2.731m)
Tile style laminate flooring PVC window to rear aspect and a range of base and wall mounted cabinets with contrasting square edge marble countertop. Belfast sink. Neff extractor fan over 5 ring electric integrated Neff Hob. Integrated Neff Slide and Hide Oven and separate integrated Neff Microwave. Tiled splashback.

CONSERVATORY

7' 10" x 13' 4" (2.398m x 4.084m)
Tiled style laminate flooring, brick conservatory with PVC window to rear aspect. Radiator.



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FIRST FLOOR

LANDING -Landing - Carpet flooring and doors to all rooms.

BATHROOM

6' 2" x 8' 5" (1.886m x 2.576m)

Tiled floors and walls. PVC window with obscure glass to side aspect. Walk-in shower unit, bath, WC with inset flush, vanity unit with wash hand basin with mirrored cabinet spotlights. Lyle radiator.

BEDROOM ONE

15' 1" into bay x 9' 11" (4.609m x 3.037m)

Carpet flooring. PVC bay window to front aspect with fitted shutters. Fitted wardrobe. Radiator

BEDROOM TWO

11' 4" x 10' 1" (3.476m x 3.077m)

Carpet flooring. PVC window to rear aspect. Fitted wardrobe. Radiator.

BEDROOM THREE

6' 3" x 8' 7" (1.921m x 2.634m)

Carpet flooring. PVC window to front aspect with fitted shutters. Radiator. Loft hatch.

BEDROOM FOUR

18' 0" x 8' 1" (5.511m x 2.471m)

Above garage. Carpet flooring. PVC window to front aspect with fitted shutters. Radiator. PVC window to rear aspect with fitted shutters. Radiator. Access to ensuite. Wi-Fi booster installed.

ENSUITE

3' 9" x 7' 0" (1.156m x 2.147m)

Tiled floors with spotlights and tiled walls. Walk-in shower unit, WC with inset flush vanity unit with wash hand basin. PVC window with obscure glass to rear aspect. Extractor fan

OUTSIDE

REAR GARDEN - West facing garden. Patio area with side access. Lawn area with mature shrubs and trees and fenced to boundary

Garage/Outhouse - Fitted with electricity and WC.



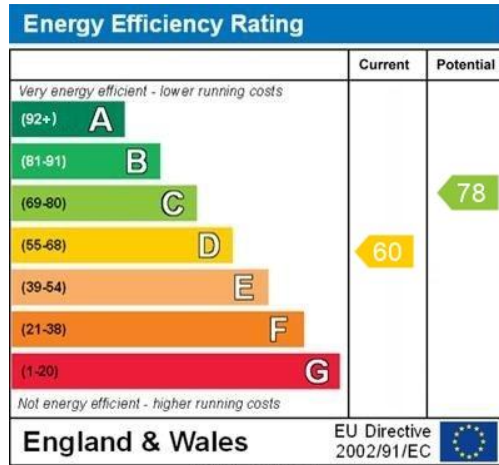
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BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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