

FOR SALE

£375,000 Freehold



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# Templeton Avenue, Llanishen, Cardiff, South Glamorgan. CF14 5JN

- 4 BEDROOMS
- FRONT & REAR GARDEN
- NEW ROOF & GUTTERS APRIL 2025
- CLOSE TO LLANISHEN PARK
- CLOSE TO SHOPS & AMENITIES
- DRIVEWAY & GARAGE
- NEW CENTRAL HEATING BOILER INSTALLED 2 YEARS AGO
- GROUND FLOOR SHOWER ROOM & WC
- PUBLIC TRANSPORT ON DOORSTEP
- NEARBY SCHOOLS

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## PROPERTY DESCRIPTION

Welcome to this charming 4-bedroom end of terrace house perfectly situated in the highly sought-after area of Llanishen. Ideal for families and professionals alike, this spacious property offers a comfortable and versatile living space with excellent transport links and a variety of amenities close by.

Step inside to discover a bright and inviting reception room that serves as a warm and welcoming space for relaxing or entertaining guests. The generous kitchen/diner is the heart of the home, featuring ample countertop space and storage, perfect for preparing family meals or enjoying casual dining with loved ones. The well-configured layout ensures a natural flow and functional use of space.

On the ground floor, you will find a convenient shower room and WC, enhancing the property's practical appeal for busy households and guests. Upstairs, four well-proportioned bedrooms provide plenty of accommodation options, whether for family members, a home office, or guest rooms.

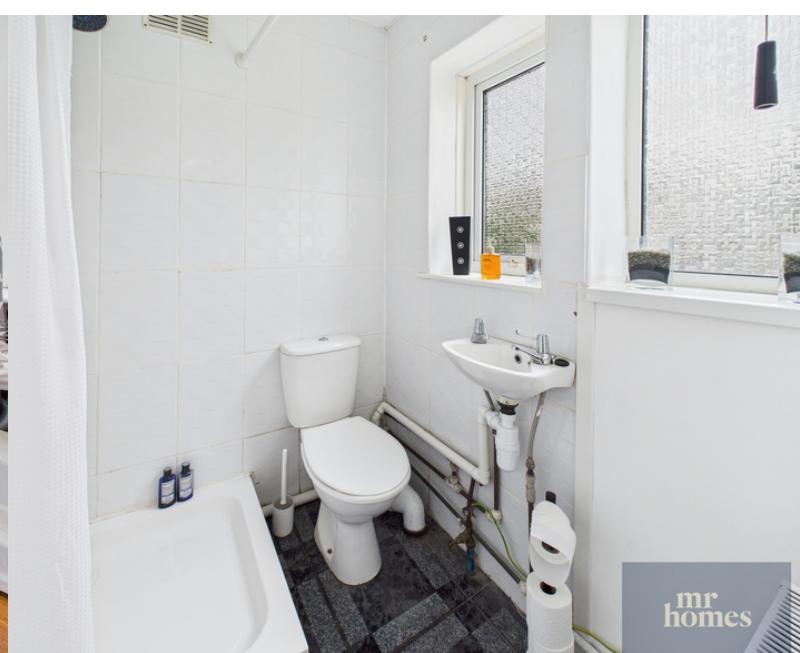
Externally, the property benefits from both front and rear gardens, ideal for gardening enthusiasts or simply enjoying outdoor space. Whether it's morning coffee on the patio or evening relaxation, these gardens add significant lifestyle value to the home. A driveway and garage offer secure off-street parking, a highly desirable feature in this popular residential location. The current owners had a new roof and guttering installed in April 2025.

The location is truly unbeatable. Close to Llanishen Park, residents can enjoy green space and a variety of recreational activities just moments from the front door. Nearby schools make the property a fantastic option for families, ensuring excellent educational choices within easy reach. Shopping and amenities are also conveniently close, offering everything from local shops to supermarkets to meet day-to-day needs.

Public transport links are readily available on the doorstep, providing swift and straightforward access to Cardiff city centre and surrounding areas.



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## ROOM DESCRIPTIONS

### Outside Front

Front garden laid to lawn; concrete path leads to front door; shared driveway to side, recently resurfaced

### Entrance Porch

6' 6" x 5' 1" (1.98m x 1.55m) Accessed via uPVC front door with obscured DG panel; tiled flooring; radiator; 2 x uPVC obscured DG windows to front; access to Living Room via timber door with glazed panel

### Living Room

12' 1" x 20' 10" INTO BAY (3.68m x 6.35m) Laminate flooring; radiator; feature fireplace; under stairs storage cupboard; stairs rise to first floor; archway opens into Kitchen/Diner; uPVC DG bay window to rear

### Kitchen/Diner

16' 0" MAX x 20' 5" MAX (4.88m x 6.22m) Tiled flooring; radiator; fitted kitchen with matching wall and base units with worktops over and matching splash backs; ceramic sink with draining board and mixer tap; integrated 4-ring electric hob with extractor hood over; integrated electric fan-assisted oven and separate grill; access to Utility Room, Shower Room and Conservatory; 3 x uPVC DG windows to front and uPVC DG double doors provide access to Conservatory

### Utility Room

6' 3" x 4' 7" (1.91m x 1.40m)

### Downstairs Shower Room

5' 1" x 4' 9" (1.55m x 1.45m) Tiled flooring continues from the Kitchen/Diner; fully tiled walls; radiator; sink with separate hot and cold taps; WC; shower tray with Galaxy Aqua 1000 electric shower and shower curtain rail; 2 x uPVC obscured DG windows to front

### Conservatory

10' 2" MAX x 9' 11" MAX (3.10m x 3.02m) uPVC construction; laminate flooring; double doors provide access to steps constructed from timber decking providing access to rear garden

### First Floor Landing

5' 1" MAX x 9' 10" MAX (1.55m x 3.00m) Carpeted; radiator; storage cupboard housing gas central heating boiler (BAXI 800 Combi installed new approx. 2 years ago); access to all Bedrooms and Family Bathroom; access hatch to loft; uPVC DG window to front

### Bedroom 1

10' 11" x 11' 10" (3.33m x 3.61m) Carpeted; radiator; built-in storage; uPVC DG window to rear

### Bedroom 2

8' 6" x 13' 1" (2.59m x 3.99m) Carpeted; radiator; uPVC DG window to side

### Bedroom 3

10' 11" x 7' 0" (3.33m x 2.13m) Carpeted; radiator; uPVC DG window to front

### Bedroom 4

7' 1" x 10' 1" (2.16m x 3.07m) Carpeted; radiator; uPVC DG window to rear

### Rear Garden

Southeast-facing; seating area laid to stone chippings and stepping stones; area laid to artificial lawn; area to rear laid to timber decking with access to garage via timber side door

### Garage

9' 11" x 22' 9" (3.02m x 6.93m) uPVC DG windows to side; manual up and over door for vehicle access; timber side door; power and light



## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**EPC Rating:** D (65)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

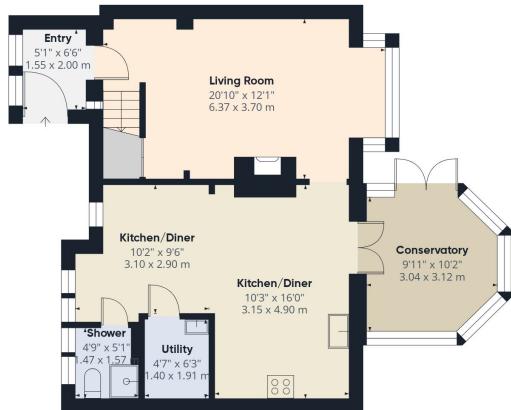
### Mobile Signal

Please see Ofcom coverage checkers

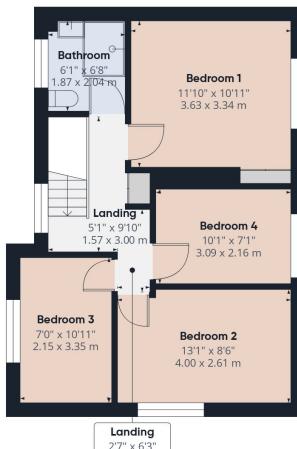
### Construction Type

Standard





Floor 0 Building 1

Approximate total area<sup>(1)</sup>1172 ft<sup>2</sup>108.8 m<sup>2</sup>

Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	72	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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