

**FOR SALE**

Offers Over £350,000 Freehold



# 140 Johnston Road, Llanishen, Cardiff. CF14 5HJ

- NO CHAIN
- EXTENDED
- LARGE DRIVEWAY
- SOLAR PANELS/FEED-IN TARIFF SCHEME
- 4-BEDROOMS
- MODERN KITCHEN
- LARGE PLOT
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



## PROPERTY DESCRIPTION

\*\*\* OFFERS OVER £350,000 \*\*\* NO CHAIN - EXTENDED 4-BEDROOM SEMI-DETACHED FAMILY HOME - SUBSTANTIAL CORNER PLOT - SOLAR PANELS - FRONT & REAR GARDENS - LARGE DRIVEWAY - MULTIPLE RECEPTION ROOMS inc. SUNROOM - DOWNSTAIRS WC/SHOWER - SECURE STORAGE AREA - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING - FREEHOLD

MR Homes are delighted to represent our client in bringing to market FOR SALE with NO ONGOING CHAIN this extended 4-bedroom semi-detached family home which sits on an enviable corner plot in a highly-desirable location.

The property benefits from Solar Panels which are owned outright by the current vendor and are part of the Feed-in Tariff (FIT) scheme whereby householders receive payments for the electricity generated by eligible installed systems, in this case, the Solar Panels. There is a large driveway laid to concrete which offers off-street parking for multiple vehicles. There are also attractive front and rear gardens. The rear of the property has a Sunroom which leads out onto a raised terrace area with lovely views of the rear garden. The property is within close proximity of lovely green spaces including Green Belt West and Llanishen Park. The property is also well serviced by local supermarkets, pharmacies, Ty Glas Retail Park and Llanishen Leisure Centre as well as local schools and transport links into the city and beyond. Tenure: Freehold

EPC Rating: C Council Tax Band: D Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile coverage. FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

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## ROOM DESCRIPTIONS

### Outside Front

Corner plot; large driveway laid to concrete; steps capped with paving slabs lead to porch entrance; raised front garden laid to lawn with mature trees and hedges; front garden at driveway level laid to lawn with mature shrubs and hedges.

### Entrance Porch

Access via uPVC front door with obscured DG panels; tiled flooring; uPVC DG window to front; uPVC obscured DG window to side

### Entrance Hall

Accessed via uPVC front door with obscured DG panels; laminate wood flooring; radiator; under stairs storage; access to both Reception Rooms; timber framed window with single pane obscured glass to Entrance Porch; stairs rise to First Floor

### Living Room

Laminate wood flooring; radiator; feature fireplace; uPVC sliding patio doors provide access to Sunroom

### Sunroom

uPVC construction; tiled flooring; uPVC DG sliding door provides access to raised Terrace

### Reception Room

Partly carpeted, partly laid to laminate flooring; radiator; electric fireplace; under stairs cupboard; cupboard housing electrics; 2 x storage cupboards; dual aspect: uPVC DG window to front, uPVC DG window to rear

### Kitchen

Carpeted steps lead down into Kitchen; tiled flooring; modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with half bowl, draining board and mixer tap; integrated Beko 4-ring electric hob; integrated electric fan-assisted oven; Ferroli Moderna 27C HE combi boiler; space and plumbing for washing machine; space and plumbing for dishwasher; access to Guest WC/Shower; uPVC obscured DG back door provides access to Rear Garden

### Guest WC/Shower

Tiled flooring; partly tiled walls; WC; electric shower

### First Floor Landing

Carpeted; storage cupboard; access to all Bedrooms and Family Bathroom; loft hatch with pull-down ladder; uPVC obscured DG window to front

### Bedroom 1

Carpeted; radiator; dual aspect uPVC DG window to front and to rear

### Bedroom 2

Carpeted; radiator; built-in cupboards; uPVC DG window to rear

### Bedroom 3

Carpeted; radiator; uPVC DG window to rear

### Bedroom 4

Carpeted; radiator; over stairs cupboard; uPVC DG window to rear

### Family Bathroom

Tiled flooring; partly tiled walls; vanity unit with integrated sink with mixer tap and tiled splash back; panelled bath with jacuzzi jets, mixer tap with shower attachment and mains powered shower over; chrome ladder-style radiator; extractor fan; uPVC obscured DG window to front

### Rear Garden

Path laid to paving slabs leads from back door from Kitchen to storage shed; raised terrace seating area; area laid to lawn

### Shed

Accessed via aluminium framed door with obscured glazing and obscured glazed panel to side; concrete flooring

### Storage

Accessed via manual roller shutter door; concrete flooring; electrics



## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** C (77)

**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

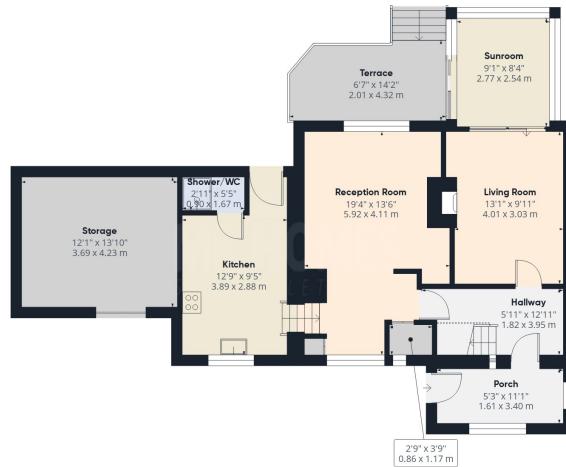
Any easements, servitudes, or wayleaves? No

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

### Mobile Signal

4G excellent data and voice, 5G great





Floor 0 Building 1

Approximate total area<sup>(1)</sup>1456 ft<sup>2</sup>135.4 m<sup>2</sup>

## Balconies and terraces

109 ft<sup>2</sup>10.1 m<sup>2</sup>

## Reduced headroom

13 ft<sup>2</sup>1.2 m<sup>2</sup><sup>(1)</sup> Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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Floor 1 Building 1

## Energy Efficiency Rating

