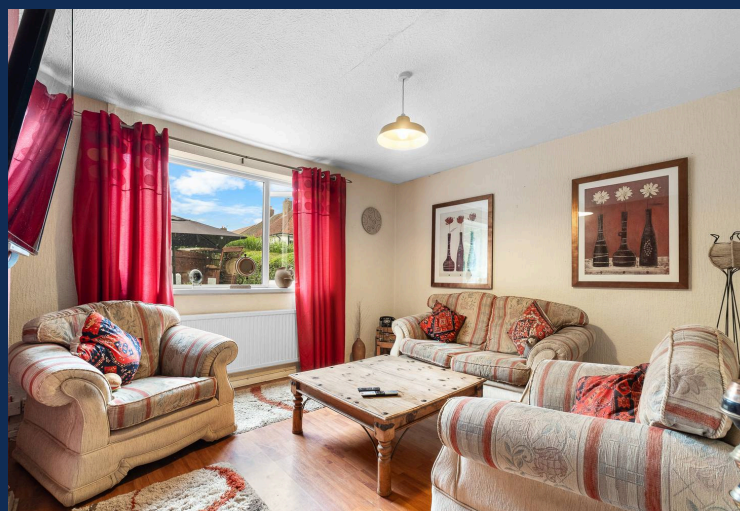




188 Fishguard Road, Llanishen

£289,000 Freehold

A semi-detached family home on a sought-after residential street in Llanishen, this freehold property offers a spacious layout across two levels. I...

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

LOCATION

Situated in the Llanishen area of Cardiff with Llanishen village nearby with St Isan church, The Church Inn and a range of shops and amenities. Plenty of green area and parks nearby. Well regarded schools of all levels including a bilingual school. Good transport links to the city centre.

ENTRANCE HALL

Entered via obscured double glazed uPVC door. Stairs to first floor with under stairs recess housing gas meter. Obscured double glazed window to front. Radiator.

DINING ROOM

Dimensions: 12' 9" x 9' 8" (3.90m x 2.96m). Double glazed uPVC window overlooking rear garden. Laminate flooring. Radiator.

SITTING ROOM

Dimensions: 12' 11" x 13' 3" (3.94m x 4.04m). Double glazed uPVC window overlooking rear garden. Laminate flooring.

KITCHEN

Dimensions: 7' 3" x 7' 3" (2.22m x 2.21m). Double glazed uPVC window to front. A newly fitted kitchen with base and wall units with wooden work surfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Built in oven, 4 ring gas hob and extractor hood over. Recess for wine chiller and microwave. Cupboard housing electric meter. Sliding door to:-

SIDE PORCH/UTILITY AREA

Dimensions: 15' 6" x 6' 0" (4.73m x 1.83m). Obscured double glazed uPVC doors to front and rear. Cloak hanging. Sliding doors to w.c and store room. Space for fridge freezer and space / plumbing for tumble dryer and washing machine.

FIRST FLOOR

Stairs and Landing - Double glazed uPVC window to front. Airing cupboard with shelving. Access to loft space.

BEDROOM ONE

Dimensions: 12' 1" x 10' 7" (3.70m x 3.23m). Double glazed uPVC window overlooking rear garden. 2 Part wood panelled walls. Exposed floorboards.

BEDROOM TWO

Dimensions: 11' 2" x 11' 9" maximum (3.41m x 3.60m). Double glazed uPVC window overlooking rear garden. Exposed floorboards. Recessed cloak hanging and cupboard above. Radiator.

BEDROOM THREE

Dimensions: 8' 4" x 8' 2" (2.55m x 2.50m). Double glazed uPVC window to front. Radiator. Steps to fitted cupboard.

BATHROOM

Dimensions: 8' 4" x 5' 6" (2.56m x 1.68m). Obscured double glazed window to front. Panelled bath with hot and cold taps, w.c, shower cubicle with electric shower, pedestal wash hand basin with hot and cold taps. Tiled walls and floor.

OUTSIDE

Front - Lawned. The 2 garages to the right hand side are owned by the council and currently let. Rear -A lovely rear garden, generous in size and well established. Mostly laid to lawn. Paved area and paved pathway.

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FIRST FLOOR

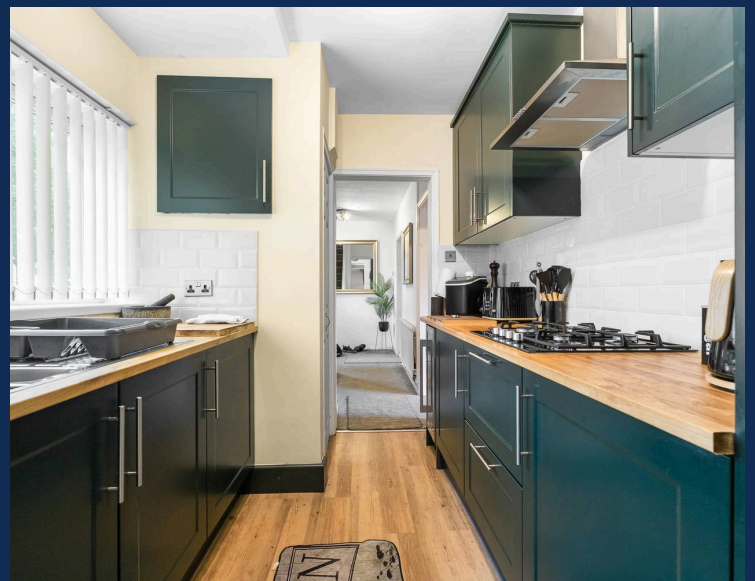
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GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2025

WHITCHURCH 02922 745848

64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



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