

## FOR SALE

Guide Price £499,995

Old Vicarage Close, Llanishen, Cardiff

-  3 Bedroom
-  1 Bathroom
-  2 Receptions

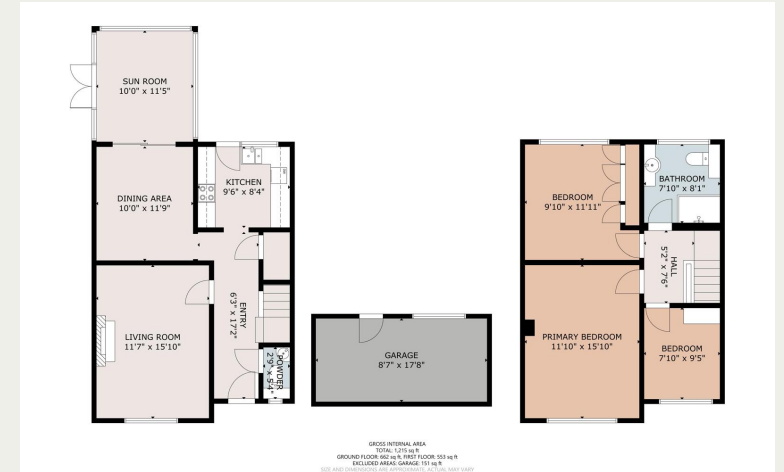


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### Property Descriptions

Chambers Estate Agents have received formal instructions to bring to the market this spacious semi-detached dwelling located on Old Vicarage Close, Llanishen.

The accommodation, which is now in need of some modernisation, briefly comprises entrance hall, cloakroom/wc, living room, dining room, conservatory and a fitted kitchen to the ground floor. To the first floor are three bedrooms and a shower room. The property further benefits from gas central heating, Upvc double glazing, off-road parking, detached garden room, which is versatile in its use, fully boarded loft via pull-down ladder and wrap around gardens to the front, side and rear elevation.

Old Vicarage Close is a residential cul-de-sac on the outskirts of Llanishen Village, named after the original vicarage that once stood on its site. The vicarage was constructed in 1864 at a cost of £1,300. Over time, maintaining the large property became too expensive, leading to its eventual replacement by the current housing development.

Residents of Old Vicarage Close benefit from convenient access to various amenities. The area is well-served by public transportation, with Llanishen railway station approximately 350 yards away. Several primary and secondary schools are located within a mile, including Coed Glas Primary School and Llanishen High School. Healthcare facilities such as Llanishen Court Surgery are also nearby. Additionally, the proximity to public parks and gardens offers recreational opportunities for residents.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

# Chambers

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