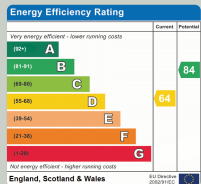






## FOR SALE

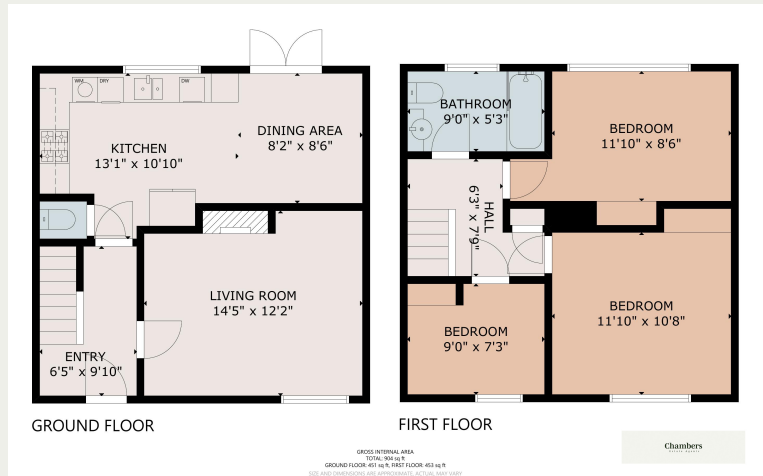
Guide Price £269,995

Fishguard Road, Llanishen, Cardiff,  
South Glamorgan CF14 5PS

-  3 Bedroom
-  1 Bathroom
-  2 Receptions



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### Property Descriptions

Chambers Estate Agents have been instructed to bring to the open market this spacious 1950's built mid-terrace dwelling located on Fishguard Road, Llanishen.

The accommodation, which is now in need of modernisation, briefly comprises entrance hall, cloakroom/wc, living room, dining room, fitted kitchen, three bedrooms and a bathroom. The property further benefits from gas central heating, Upvc double glazing and gardens to the front and rear aspect.

Fishguard Road is situated in the highly sought-after suburb of Llanishen, Cardiff, offering a perfect balance of suburban charm and city convenience. The area boasts excellent local amenities, including a variety of shops, cafes, and supermarkets, while being close to green spaces such as Caedelyn Park and the stunning Roath Park Lake. Families are particularly well-catered for, with several highly regarded schools nearby, including Llanishen High School and a selection of excellent primary schools.

For leisure, residents enjoy access to Llanishen Leisure Centre and nearby attractions like Cefn Onn Park, ideal for outdoor pursuits and relaxation. Connectivity is a standout feature, with Llanishen railway station providing easy access to Cardiff city centre and the surrounding areas, alongside regular bus services and excellent road links to the M4 and A48. This, combined with a strong sense of community and a tranquil residential feel, makes Fishguard Road a prime location for families and professionals alike, offering the best of Cardiff's suburban living.

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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