

**REDUCED**

Guide Price £469,995

1 Old Vicarage Close, Llanishen, Cardiff,  
South Glamorgan CF14 5UZ



3 Bedroom 1 Bathroom 2 Receptions

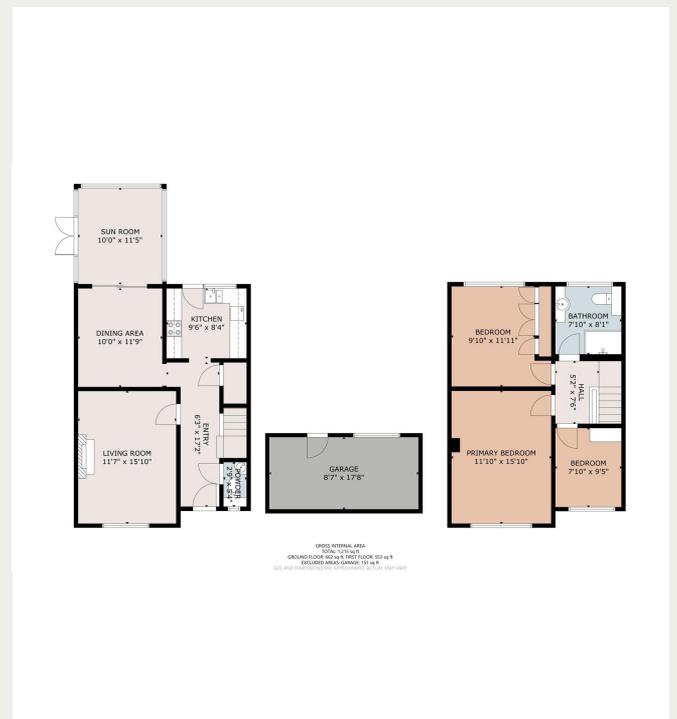


**Property Descriptions**

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



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