

**184 Cardiff Road, Llandaff**  
**Cardiff**  
**CF5 2AD**

**Porch**

Entered via Upvc French style storm doors. Tiled floor. 1/2 Glazed leaded door with matching side panels leads into:

**Reception Hall 12'10" (max) x 11'2"**

A large light and inviting area. Stairwell leading up to first floor landing. Radiator. Built in closet. Coved ceiling. Doors leading to lounge, dining room & kitchen



**Lounge 14'6" x 11'1"**

A generous sized living room with bay window to front. Original tiled fireplace. Radiator. Coved ceiling



**Dining Room 12'6" x 12'1"**

A good sized room with patio doors leading to rear garden. Radiator. Tiled fireplace. Coved ceiling



**Kitchen 11'6" x 7'2"**

In need of update but presently housing a selection of wall and base units with sink unit, plumbing for washing machine and gas cooker point. Two windows to side. Tiled floor. Radiator. Pantry. Access to:



**Utility Room 9'2" x 5'4"**

Wall & base unit, sink unit. plumbing for washing machine. Radiator. Tiled floor. Window to side. Sliding door to:

**Rear Lobby**

Door leading a low level W.C. Balance flued gas central heating boiler (Condemned and requiring replacement) 1/2 Glazed Upvc door leading out to rear garden

**First Floor Landing**

Doors leading off to four bedrooms, bathroom & W.C. Airing cupboard & closet. Leaded window to side. Loft space

**Bedroom One 14'6" x 11'0" (min)**

Excellent sized double bedroom with bay window to front overlooking Llandaff fields. Radiator. Picture rail



**Bedroom Two 12'0" x 11'9"**

A good sized double bedroom with window to side. Radiator. Closet. Radiator. Picture rail



**Bedroom Three 13'7" x 7'8"**

Double sized bedroom with window to front. Radiator. Radiator



**Bedroom Four 10'6" x 8'1"**

Fourth double bedroom with window to rear. Radiator. Picture rail

**Bathroom**

Part tiled walls. Suite comprising pf low level W.C, Pedestal wash hand basin & panelled bath with shower attachment. Window. Radiator.. Picture rail



**W.C.**

Low level W.C. Window

**Front Garden**

A large Crazy paved hardstand offering ample off road parking and leading to garage. Path leading to front door flanked by a lawn. Abundance of mature shrubs. Gate to side leads to Crazy paved area that leads to:



**Rear Garden**  
A large landscaped garden with stone based area, small lawn and various shrubs to borders. 'Anderson' air raid shelter used as potting shed.



**Garage**  
Brick built single detached garage. Up & over door. Pedestrian door to rear

**FIXTURES AND FITTINGS**  
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**PROPERTY MISDESCRIPTIONS ACT 1991:**  
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

**TENURE**  
The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

**VIEWING**  
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week.

Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



498 Cowbridge Road East,  
Victoria Park,  
Cardiff  
CF5 1BL

Tel: 029 2055 3056  
Fax: 029 2056 5761

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Rarely Available. In Need Of Update And Repair Can Be Found This Substantial Traditional Built Bay Fronted Semi Detached House At An Elevated Position Overlooking Llandaff Fields. Generous Sized Family Accommodation Is Offered By Way Of Porch, Reception Hall, Lounge, Dining Room, Kitchen,, Utility Room, Rear Lobby & W.C. Four Bedrooms, Bathroom & W.C. Garage. Detached Gardens To Front & Rear With Off Road Parking Available. Many Original Features Together With An 'Anderson Air Raid Shelter' In Garden. Mainly Upvc Windows. There Is A Gas Central Heating System (However Boiler Has Been Condemned). Potential To Extend To Side Subject To Planning Approval. Well Worth Viewing.

£590,000 Freehold