

# Evansfield Road

LLANDAFF NORTH, CARDIFF, CF14 2FA

GUIDE PRICE £340,000

**Hern &  
Crabtree**





# Evansfield Road

Situated in a highly sought-after location just moments from Llandaff North High Street, this beautifully presented home is full of charm, character, and original features throughout. Perfectly blending traditional character with stylish modern touches, the property offers deceptively spacious accommodation ideal for families or professionals alike.

Recently modernised and restyled throughout to a high standard, the accommodation briefly comprises: an inviting entrance hall, a generous through living room/sitting area, a dining room, a fitted kitchen, and a stylish ground-floor shower room. Upstairs, the first-floor landing leads to three well-proportioned double bedrooms and a recently fitted, modern family bathroom. The rear has been recently landscaped perfect for entertaining and having rear access..

Located just a stone's throw from Llandaff North train station, this property is also within a short walking distance to Hailey Park, the Taff Trail, local shops, cafés, pubs, and excellent transport links, including regular bus services. This home offers not only a prime location but also an exceptional lifestyle opportunity in a vibrant and friendly community.



**1133.00 sq ft**

### Entrance

Storm porch With original half tiled walls. Wooden glazed door into the hallway.

### Hallway

Coved ceiling. Picture rail. Radiator. Original tiled floor. Stairs to the first floor.

### Sitting Room

Double glazed bay window to the front. Radiator. Feature cast iron fireplace with wooden mantle and slate hearth. Built in storage. Coved ceiling. Picture rail. Wooden flooring. Squared off archway with bi fold doors into the Lounge.

### Lounge

Radiator. Feature cast iron fireplace with wooden mantle and slate hearth. Built in storage. Coved ceiling. Picture rail.

### Dining Room

Coved ceiling. Picture rail. Double glazed windows to the side. Radiator. Tiled floor. Built in storage cupboard underneath the stairs. Exposed brick wall.

### Kitchen

Double glazed window to the side. The kitchen is fitted with wall and base units with wooden worksurfaces. Integrated four ring electric hob and oven and grill. Space and plumbing for a dishwasher and washing machine. Tiled splashbacks. Stainless steel sink and drainer. Tiled flooring. Wall mounted combi boiler.

### Inner lobby

Door to the rear garden.

### Wet Room

Obscure double glazed window to the rear. Radiator. Walk in shower, w/c and wash hand basin. Tiled walls and floor.

## FIRST FLOOR

### Landing

Wooden bannister. Loft access hatch. Picture rail.

### Bedroom One

Two double glazed windows to the front. Two radiators. Picture rail. Feature cast iron fireplace with tiled hearth. Wooden floorboards.

### Bedroom Two

Double glazed window to the rear. Radiator. Cast iron feature fireplace with tiled hearth. Picture rail. Wooden floorboards.

### Bedroom Three

Double glazed window to the rear. Radiator. Picture rail.

### Bathroom

Obscure double glazed window to the side. Claw feet bath, Shower, w/c and wash hand basin. Heated towel rail. Part tiled walls. Tiled floor.

## OUTSIDE

### Front

Forecourt with low rise brick wall and iron gate.

### Rear Garden

Enclosed paved rear garden with timber fencing. Sitting area. Shed. Gate leading out to the rear. Cold water tap to the side.

## Additional Information

Council Tax - E

Epc - D

## Disclaimer







Approx Gross Internal Area  
105 sq m / 1133 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Good old-fashioned service with a modern way of thinking.



