

# Copleston Road

LLANDAFF NORTH, CARDIFF, CF14 2JF

**GUIDE PRICE £245,000**

**Hern &  
Crabtree**



# Copleston Road

No chain. A wonderful opportunity to acquire this three-bedroom, stone-fronted mid-terrace home, ideally situated on the ever-popular Copleston Road in Llandaff North close to the Taff Trail. With excellent potential to create a stylish and modern home, this property offers a blank canvas for buyers looking to add their own personal touch.

The accommodation briefly comprises: Entrance Hall, Open Lounge/Diner, Fitted Kitchen and a Shower Room to the ground floor. To the first floor are Three Good Size Bedrooms. The property further benefits from a generous size rear garden.

Copleston Road is ideally positioned within easy reach of a wide range of local shops and amenities. The scenic Hailey Park, Taff Trail, and Llandaff Rowing Club are all within walking distance, and the area is well-served by excellent bus and train links.



sq ft

### Entrance

Entered via a wooden glazed door to the front into the hallway.

### Hallway

Radiator. Wood laminate Flooring. Stairs to the first floor. Coved ceiling.

### Lounge/Dining Room

Double glazed window to the front and double glazed window to the rear. Two radiators. Coved ceiling. Squared off archway to the dining room. Understairs storage cupboard. Wood lamainte flooring. Built in stotage.

### Kitchen

Double glazed window to the side and a double glazed patio door to the side. Laminate flooring. The kitchen is fitted with wall and base units with laminate work surfaces. Stainless sink and drainer. Tiled splashabacks. Space and plumbing for a washing machine and dishwasher. Integrated four ring gas hob and electric oven and grill. Radiator. Combi boiler.

### Shower Room

Obscure double glazed window to the rear and a Skylight window. Shower, w/c and wash hand basin. Radiator. Laminate flooring.

### FIRST FLOOR

Stairs from the entrance hall.

### Landing

Loft access hatch. Coved ceiling. Bannister. Built in storage cupboard.

### Bedroom One

Two double glazed windows to the front. Radiator. Painted floorboards. Feature fireplace with wooden mantle and a slate hearth.

### Bedroom Two

Double glazed window to the rear. Radiator. Coved ceiling.

### Bedroom Three

Double glazed windows to the side. Radiator. Wood laminate flooring.

### OUTSIDE

### Front Garden

Low rise brick wall. Path to the front door with iron gate.

### Rear Garden

Enclosed rear garden with wooden fencing and stone wall. Path leading to the rear. Cold water tap. Flower bed borders, trees and lawn area.

### Additional Information

We have been advised by the vendor that the property is Freehold.

Epc -

Council Tax - D

### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website

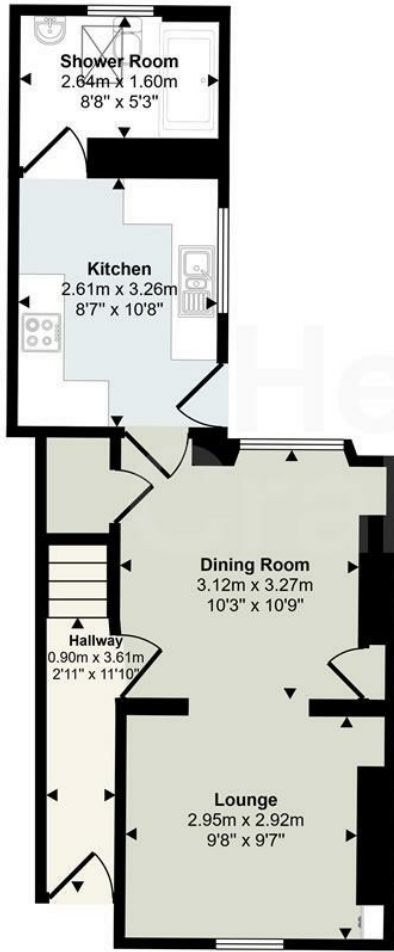




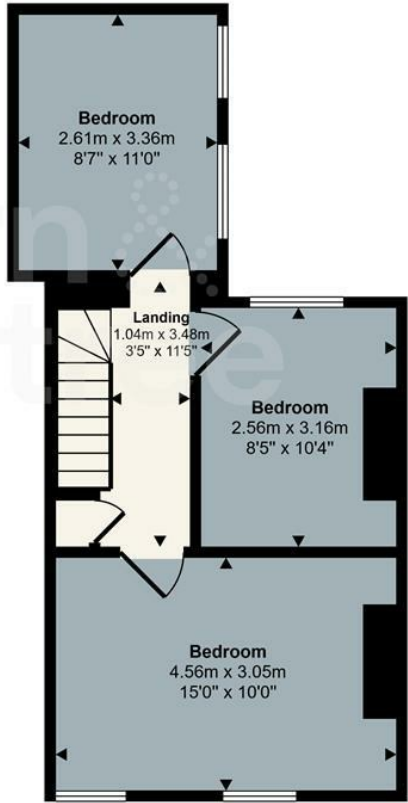
Approx Gross Internal Area  
81 sq m / 870 sq ft



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



Ground Floor  
Approx 42 sq m / 454 sq ft



First Floor  
Approx 39 sq m / 415 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.

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# Hern & Crabtree

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