

Clyro Place

LLANDAFF NORTH, CARDIFF, CF14 2LT

£365,000

Hern &
Crabtree



Clyro Place

No Chain. Rarely available. Perfectly tucked away on this generous size corner plot in this quiet cul de sac in the heart of Llandaff North. This three bedroom semi-detached house is well balanced and benefits from a wonderful size rear garden. Although in need of modernisation, this property presents excellent potential for those looking to add their personal touch, potential to extend (STPP) and create their dream home.

The accommodation briefly comprises: Entrance Hall, Lounge, Dining Room and Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a Shower Room. Further benefiting from front and a fantastic size rear gardens as well as off street parking to the front.

Clyro Place is nestled away off Hawthorn Road East and is perfectly suited close to a variety of shops and amenities. Hailey Park, the Taff Trail and Llandaff Rowing club are within walking distance and there are excellent bus and train links close by. There are also good primary and secondary schools of both Welsh and English medium within walking distance. Internal viewings are highly recommended!



738.00 sq ft

Entrance

Entered via a composite door into the hallway.

Hallway

Stairs to the first floor with understairs storage cupboard.
Picture rail. Radiator. Parquet flooring.

Lounge

Double glazed bay window to the front. Coved ceiling.
Picture rail. Radiator. Parquet flooring. Feature fireplace with tiled hearth.

Dining Room

Double glazed window to the rear. Storage cupboard.
Continuation of wood parquet flooring. Picture rail. Radiator.
Feature fireplace with tiled hearth and surround.

Kitchen

Double glazed window to the side and a double glazed door to the rear. The kitchen is fitted with wall and base units and worksurfaces. Space for a gas oven. Stainless steel sink and drainer. Space and plumbing for a washing machine. Laminate flooring.

FIRST FLOOR

Stairs from the entrance hall.

Landing

Double glazed window to the side. Wooden floorboards.
Picture rail. Loft access hatch.

Bedroom One

Double glazed bay window to the front. Picture rail. Built in cupboards. Radiator. Wooden floorboards.

Bedroom Two

Double glazed window to the rear. Picture rail. Radiator. Two built in cupboards. Wooden floorboards.

Bedroom Three

Double glazed window to the front. Picture rail. Radiator. Wooden floorboards.

Bathroom

Obscure double glazed window to the rear. Bath with shower plumbed over, w/c and wash hand basin. Laminate flooring. Radiator.

OUTSIDE

Front

Off street driveway. Enclosed by hedges on either side.

Rear garden

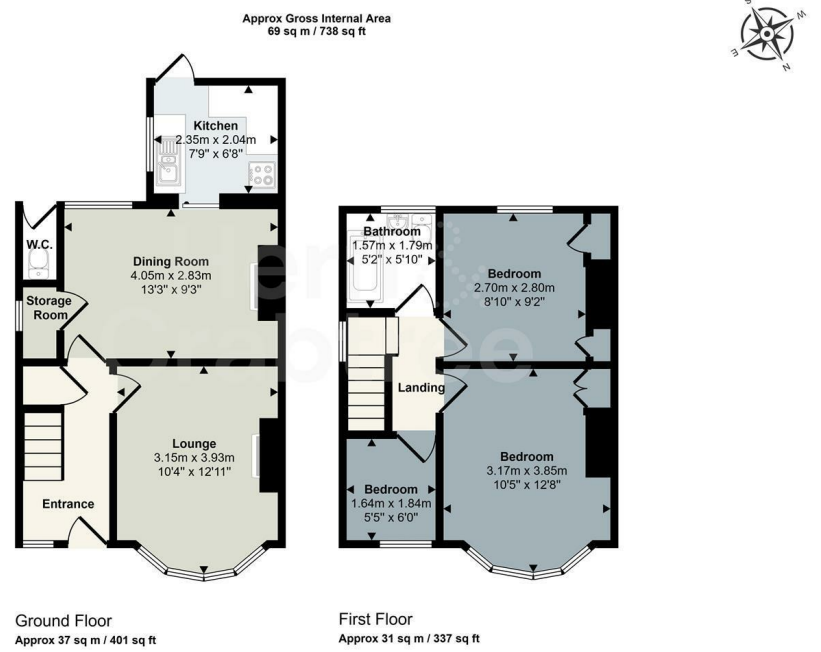
Enclosed good size rear garden with mature trees for privacy. The garden further benefits from mature shrubs and flowers. Large area used as a vegetable patch. Two sheds. Greenhouse. Path to the side leading out of the front.

Disclaimer

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



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