

Cardiff Road

LLANDAFF, CARDIFF, CF5 2DT

GUIDE PRICE £239,950

**Hern &
Crabtree**



Cardiff Road

No chain. This charming stone-fronted mid-terrace home enjoys an enviable position directly opposite The Cathedral School, in the heart of Llandaff. Full of character and potential, it presents a fantastic opportunity for those buyers looking to make their own.

The accommodation comprises two good size reception rooms, along with a fitted kitchen and a w.c. Upstairs are two generous bedrooms and a family bathroom, making it ideal for first-time buyers, downsizers, or investors.

To the rear is a pleasant garden, perfect for relaxing or entertaining. With Llandaff Cathedral, local shops, cafés, restaurants, well-regarded schools, and transport links all close by, this is a rare opportunity to secure a character home in a prime village location. Early viewing is advised.



1015.00 sq ft

Entrance

Entered via a composite door into a small porch.

Porch

Part tiled walls. Wood laminate flooring. Door into the hallway.

Hallway

Stairs to the first floor with understairs storage cupboard. Coved ceiling. Radiator. Laminate flooring.

Lounge

Double glazed bay window to the front. Radiator. Coved ceiling with ceiling rose. Gas fireplace.

Dining Room

Door leading out to the rear garden. Radiator.

Kitchen

Double glazed window to the side. Two wall units and base units with laminate worksurfaces. Sink and drainer. Wood laminate flooring. Radiator. Space for appliances.

Inner hallway

Double glazed obscure window to the rear. Door to the side leading out to the rear. Laminate flooring.

W/c

Obscure double glazed window to the rear. W/c.

FIRST FLOOR

Dog leg staircase to the first floor.

Landing

Wooden banister.

Bathroom

Double glazed window to the rear. Bath, w/c and wash hand basin. Combi boiler. Large storage cupboard. Loft access hatch. Laminate flooring.

Bedroom One

Two double glazed windows to the front. Radiator.

Bedroom Two

Double glazed window to the rear. Radiator.

OUTSIDE

Front

Court yard. Low rise wall.

Rear Garden

Paved rear garden with mature flower beds borders. Enclosed with stone walls and wood fencing.

Additional Information

Disclaimer

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	Current	Potential
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		
	71	79
England & Wales		EU Directive 2002/91/EC



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