

Waungron Road

LLANDAFF, CARDIFF, CF5 2JJ

GUIDE PRICE £325,000

**Hern &
Crabtree**



Waungron Road

This beautifully appointed top floor apartment is set on this popular tree-lined street of Waungron Road in Llandaff. Forming part of a private block of just three large apartments, it offers a sense of exclusivity and privacy. The property provides over 1,000 sq ft of bright, airy, and stylish living space.

Accessed via a communal entrance and staircase, the top floor opens into a generous hallway that leads into a spacious lounge/diner. French doors open out to a private balcony, which overlooks the beautifully maintained communal gardens.

There are two well-proportioned double bedrooms, along with a third room that offers flexibility as a single bedroom or home office. The apartment also includes a modern and well-presented shower room.

Additional benefits include the use of the immaculate communal gardens, access to a private shed for outside storage and a share of the freehold.

Ideally located just a short walk from Victoria Park, Llandaff High Street, and the local shops at Insole, the property enjoys both tranquility and convenience. Excellent transport links are close by, including Waungron railway station and regular bus services to and from Cardiff City Centre. With a wide range of cafés, restaurants, independent shops, well-regarded schools, and green open spaces nearby, this is a perfect home for professionals, downsizers, or investors alike.



1031.00 sq ft

Communal Entrance

Entered via a obscure glazed wood door to the side into communal entrance, power point, cupboard housing the utility meters, stairs to second floor (top floor).

Entrance Hall

Entered via glazed sold wood door, communal entry phone, central heating thermostat, power point, storage cupboard, doors to all rooms.

Lounge/Diner

Double glazed French doors leading onto a balcony, radiators, power points, cast iron fireplace with a gas coal effect fire, space for table and chairs.

Balcony

A privatel sitting balcony with wrought iron railings.

Kitchen

Fitted with a range of wall and base units with worktop over, a four ring gas hob with extractor hood above and eye level oven and grill, one and a half bow sink and drainer with mixer tap, integrated fridge and freezer, space for washing machine and space for dishwasher, breakfast bar, power points, part tiled walls, tiled flooring, double glazed window to the rear.

Bedroom One

Large double glazed window to the front, radiator, power points, built in wardrobe with hanging rail, shoe rack and shelving and over head storage.

Bedroom Two

Large double glazed window to the front, radiator, power points.

Study/Bedroom Three

Double glazed skylight window, radiator, power points, eaves storage.

Shower Room

Fitted with a shower cubicle with glass screen, w.c and vanity wash hand basin with waterfall mixer tap, storage cupboard with slatted shelving, heated towel rail, part tiled walls, double glazed skylight window.

Tenure and additional information

We have been advised by the seller that the property is leasehold, with the owner owning a share of the freehold. The lease term is 99 years from December 1987, with 61 years remaining on the lease. We have been advised by the seller that the lease will be extended to 999 years upon completion.

Management Company

Waungron Road Management Company
3 Waungron Road
Llandaff
Cardiff
CF5 2JJ

Communal Gardens

A beutifull well maintained shared garden, enclosed by a stone wall and timber fencing, mainly laid to lawn, borders of flowers, shrubs and trees, paved path and sitting area, private timber shed for flat 3b and 3c, outside cold water tap.

Front

Keyblock paved front.

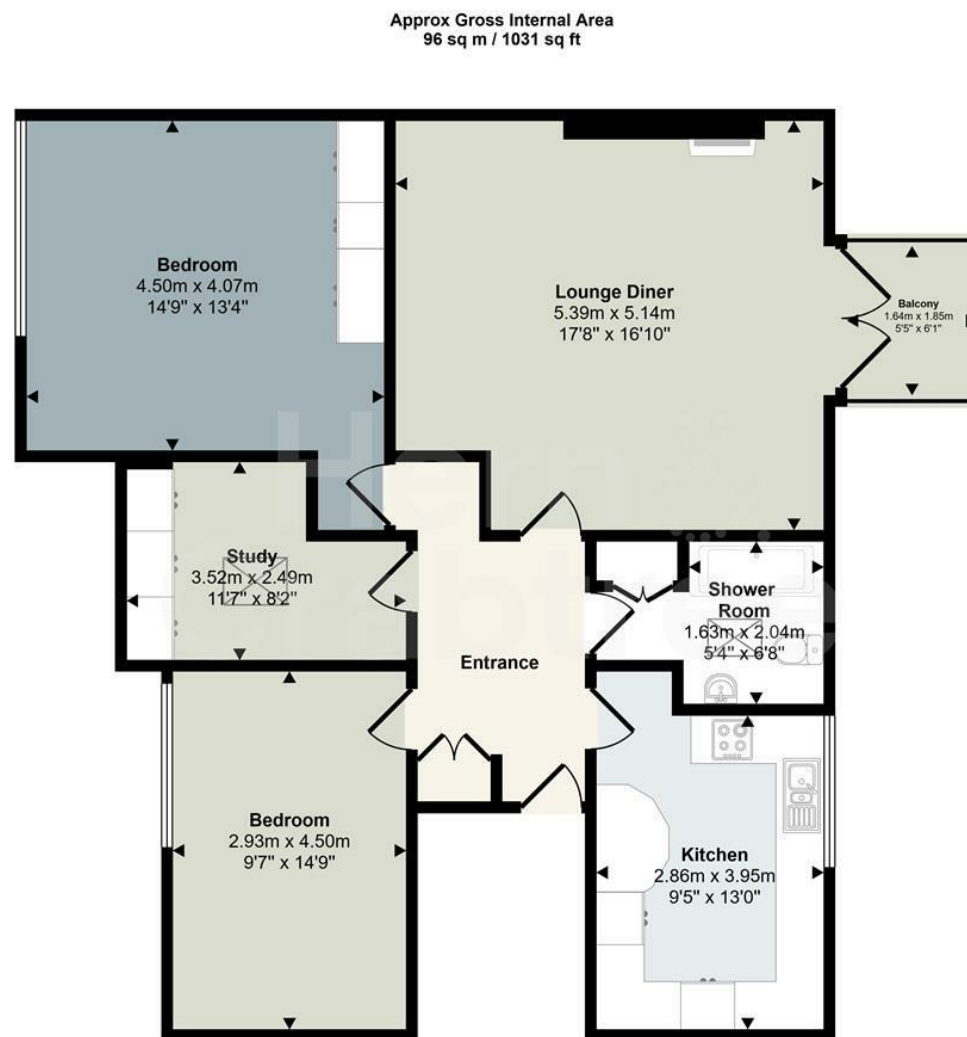
Disclaimer

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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.

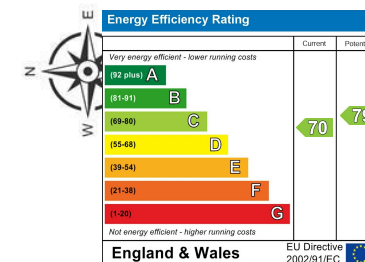






Floorplan

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.



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



Hern & Crabtree

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