

# Aberbran Road

GABALFA, CARDIFF, CF14 2SN

GUIDE PRICE £300,000

**Hern &  
Crabtree**



# Aberbran Road

A home not to be missed! This beautifully extended three-bedroom end-of-terrace property has been completely transformed to create a stunning family home, finished to a high standard throughout and ready for its next owners to move straight in.

The accommodation briefly comprises a welcoming entrance hall, a convenient utility cupboard, and a spacious lounge with double doors opening into a separate dining room—perfect for entertaining or family gatherings. The property boasts an impressive extended modern kitchen, thoughtfully designed with a breakfast bar area, ideal for everyday living.

Upstairs offers three well-proportioned bedrooms and a stylish, modern family bathroom suite.

One of the standout features of this fantastic home is the generous rear garden, perfect for families, outdoor entertaining, or simply relaxing. To the front, there is the added benefit of off-street parking.

Aberbran Road is ideally located for easy access to the A470 and M4, and is within close proximity to the University Hospital of Wales. The villages of Whitchurch and Llandaff North are within walking distance, providing a range of local shops, cafes, and amenities. The area also benefits from excellent local schools and public transport links.



# 946.00 sq ft

## Entrance Hall

Entered via a pvc front door, double glazed window to the side, stairs to the first floor with understairs storage, laminate floor.

## Utility

Double obscure glazed window to the front, space for washing machine and dishwasher., tiled walls.

## Living Room

Double glazed window to the front, panelled walls, vertical radiator, electric fireplace with marble surround and hearth, laminate flooring, double doors into the dining room.

## Dining Room

Double glazed patio doors to the rear, coved ceiling, radiator, laminate flooring.

## Kitchen

Double glazed window to the rear, double glazed skylight to the rear, fitted with a range of wall and base units with worktop over, breakfast bar, stainless steel sink, integrated dishwasher, recessed lights, vertical radiator, integrated tall larder freezer and a separate integrated tall larder fridge, integrated dishwasher and integrated washing machine

## First Floor Landing

Stairs rise up from the hall, double glazed window to the side, access to loft space, storage cupboard.

## Bedroom One

Double glazed window to the front, radiator, recessed lights, wood flooring.

## Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes.

## Bedroom Three

Double glazed window to the front, radiator.

## Bathroom

Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls, tiled floor.

## Rear Garden

Enclosed with timber fencing, decked area, lawn, path to the rear.

## Front

Driveway.

## Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is D

## Disclaimer

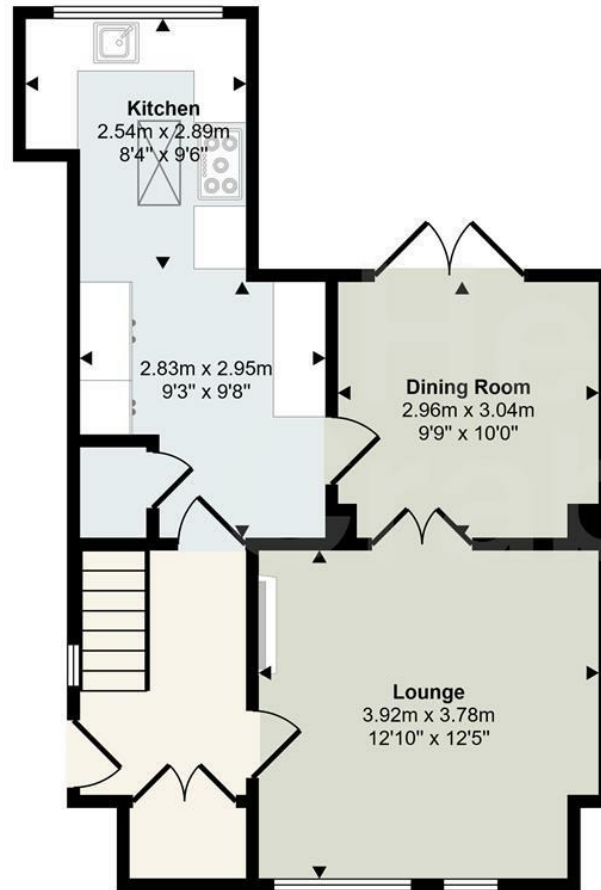
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies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

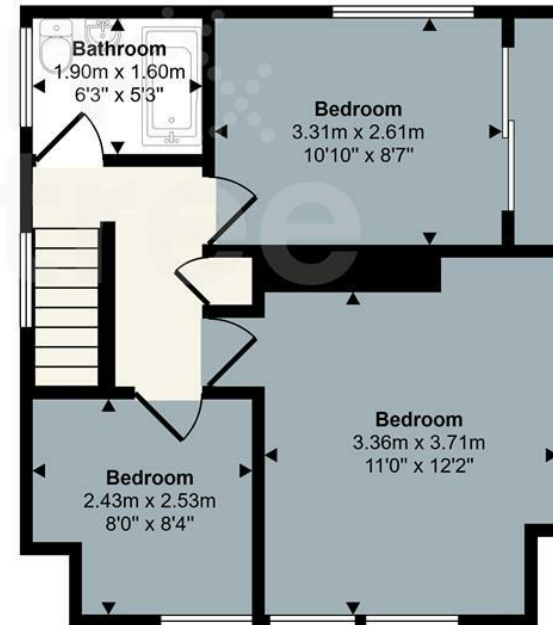




Approx Gross Internal Area  
88 sq m / 946 sq ft



Ground Floor  
Approx 47 sq m / 510 sq ft



First Floor  
Approx 41 sq m / 436 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			
(81-91) B			
(69-80) C		72	78
(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	

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

