

# Gabalfa Road

LLANDAFF NORTH, CARDIFF, CF14 2JJ

GUIDE PRICE £365,000

Hern &  
Crabtree





# Gabalfa Road

No chain, A beautifully appointed three double bedroom, mid-terrace house placed on this popular street in the heart of Llandaff North. With plenty of charm and character but with a modern blend, this would make the perfect family home!

The spacious accommodation briefly comprises: Entrance Hall, a through Lounge/Dining Room, a spacious Kitchen and a Utility with a W.C to the ground floor. To the first floor are Three Double Bedrooms and Family Bathroom. The property further benefits from a good size rear garden.

Gabalfa Road 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. Internal viewings are an absolute must!



1212.00 sq ft

### Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

### Entrance Porch

Entered via a composite front door, tiled walls and floor.

### Hall

Stairs to the first floor with understairs storage, radiator, coved ceiling, tiled flooring.

### Living Room

13'7 x 12'1

Double glazed bay window to the front, coved ceiling, picture rail, built in shelves, fireplace with wooden mantle and a slate hearth with wood burner, wood laminate flooring, open arch to the dining room.

### Dining Room

12'9 x 9'9

Double glazed patio door to the rear, radiator, picture rail, open fireplace, fitted cupboard and shelves, wood laminate flooring.

### Kitchen

18'4 x 10'4

Double glazed window to the side, fitted with a range of wall and base units with wood worktop over, a four ring Bosch induction hob with oven and grill beneath, one and a half stainless steel sink and drainer, radiator, recess lights, tiled floor.

### Utility

6'11 x 6'

Double glazed window to the rear, plumbing and space for washing machine, stainless steel sink and drainer, double glazed door to the rear garden.

### Cloakroom

With w.c and wash hand basin.

### First Floor Landing

Stairs rise up from the hallway, access to loft space with pull down loft ladder, coved ceiling.

### Bedroom One

15'7 x 11'

Double glazed bay window to the front and additional double glazed window to the front, radiator, coved ceiling, picture rail, fireplace with cast iron surround and wood mantle.

### Bedroom Two

10' x 17'2 max

Double glazed window to the rear, radiator, coved ceiling, built in cupboards, wood laminate flooring.

### Bedroom Three

12'1 x 9'9

Double glazed window to the rear, radiator, picture rail, fireplace with wooden mantle and cast iron back, laminate flooring.

### Bathroom

10'5 x 6'5

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

### Rear Garden

Low rise wall and fence, paved area and pathway to rear, cold water tap, gate to the rear lane.

### Front

Low rise wall, gravel area, pedestrian gate, path to front door.

### Tenure and additional information

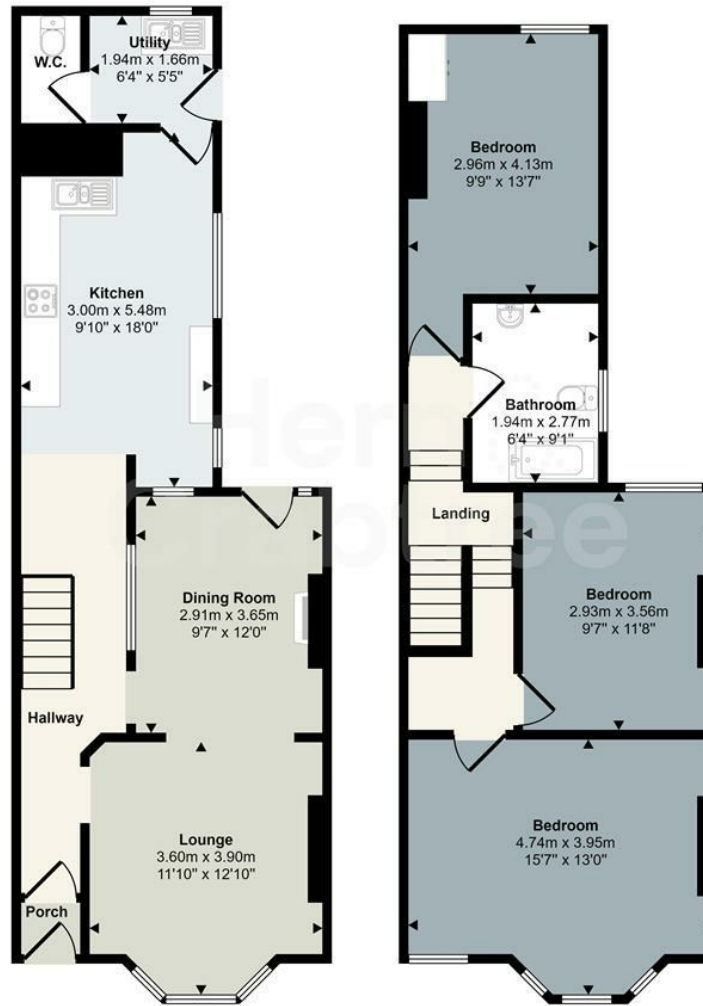
We have been advised by the seller that the property is freehold. Council tax band is E.







Approx Gross Internal Area  
113 sq m / 1212 sq ft



| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 84                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   |         |                                                                                                             |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   |         | 71                                                                                                          |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |

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.





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