

# North Road

MYNACHDY, CARDIFF, CF14 3AG

**GUIDE PRICE £225,000**

**Hern &  
Crabtree**



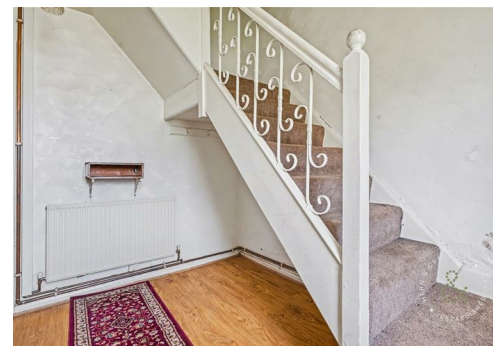
# North Road

**NO CHAIN.** Set back along North Road in Mynachdy, this semi detached house presents a compelling opportunity for those seeking a project with genuine potential. The proportions are generous and the layout offers a solid foundation for improvement, with well balanced reception space and three bedrooms arranged over two floors. With no onward chain, the property is ready for its next chapter.

The setting is particularly convenient. Mynachdy sits to the north of Cardiff city centre, offering excellent access to both the University Hospital of Wales and the city itself. Regular bus routes run along North Road, while nearby Heath High Level and Heath Low Level stations provide rail links across Cardiff and beyond. For those commuting further afield, the A48 and M4 are easily reached.

Everyday amenities are close at hand, with local shops, cafes and supermarkets in nearby Heath and Gabalfa. The area is also well served by green spaces, including Hailey Park and the scenic Taff Trail, ideal for walking and cycling. A selection of well regarded schools are within easy reach, making the location appealing for a range of buyers.

Requiring full modernisation throughout, the property offers the chance to create a home tailored to individual taste, with scope to enhance both internally and externally. A generous rear garden and off road parking further add to its appeal, making this a rare opportunity in a well connected Cardiff location.



# 1138.00 sq ft

## Entrance Hall

Entered via a secure double glazed PVC door with matching window to the front. Stairs rise to the first floor, with radiator and laminate flooring. Useful storage cupboard housing meters and shelving, along with a double glazed window to the front aspect.

## Living Room

Positioned to the front of the property with a double glazed window incorporating secondary glazing with a radiator.

## Dining Room

Located to the rear with a double glazed window overlooking the garden. Radiator and gas fireplace providing a focal point to the room. Door leading through to the kitchen.

## Kitchen

Fitted with a base unit and work surface incorporating a stainless steel sink and drainer. Space for a gas cooker. Double glazed window to the rear and door leading to the inner lobby.

## Inner Lobby

Provides access to a useful store room housing the gas combination boiler, with a single glazed window to the rear. Further door to a cloakroom.

## Cloakroom

Fitted with WC and a single glazed window to the rear.

## First Floor Landing

Accessed via the staircase from the entrance hall, with suspended ceiling and doors leading to all rooms.

## Bedroom One

Double bedroom with double glazed window to the rear, radiator and fitted cupboard.

## Bedroom Two

Double glazed window to the rear and radiator.

## Bedroom Three

Double glazed window to the front with secondary glazing with radiator.

## Shower Room

Fitted with a double shower enclosure with glass screen and plumbed shower, WC and wash hand basin. Tiled walls, vinyl flooring, radiator and obscure double glazed window to the front.

## Outside

To the front, a hardstand provides off road parking enclosed by a low rise wall and double gates, with side access to the rear.

The rear garden offers a combination of lawn and patio areas with established flower borders and mature hedging, creating a private and well proportioned outdoor space.

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

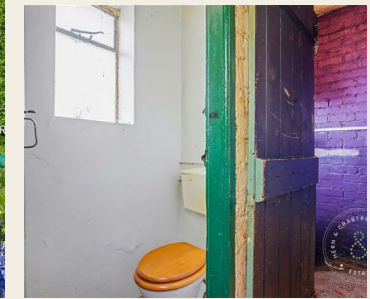
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



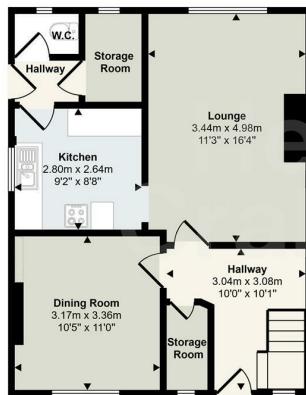
# Good old-fashioned service with a modern way of thinking.



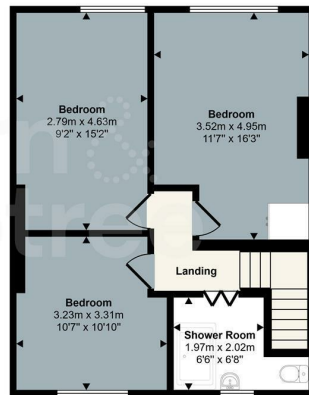
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	77
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area  
106 sq m / 1138 sq ft



Ground Floor  
Approx 63 sq m / 569 sq ft



First Floor  
Approx 63 sq m / 569 sq ft

Denotes head height below 1.5m

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.



## Hern & Crabtree

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