

Ty-Mawr Road

LLANDAFF NORTH, CARDIFF, CF14 2FQ

OFFERS IN EXCESS OF £250,000

**Hern &
Crabtree**



Ty-Mawr Road

A traditional two bedroom, mid-terrace cottage located in the highly popular area of Llandaff North. The property benefits from being just a short walk to the local shops of Llandaff North, Whitchurch Village, train station and Taff Trail.

The accommodation briefly comprises: Entrance Porch, Hall, Lounge/Diner, Fitted Kitchen and a Utility to the ground floor. To the first floor are Two Bedrooms and a Modern Four Piece Bathroom Suite. The property further benefits from a Private Front Garden.

This property would make a perfect first time buy or anyone looking to downsize. Internal viewings are highly recommended!



799.00 sq ft

Entrance Porch

Entered via a wood front door, double glazed windows, tiled floor.

Hall

Entered via door, coved ceiling, storage cupboard.

Living Room

Double glazed window to the front, radiator, large fireplace with wooden mantle and surround and tiled hearth with wood burner, built in cupboard, wooden floorboards.

Kitchen

Two double glazed windows to the rear, stairs to the second floor, wall and base units with worktop over, stainless steel sink and drainer, a four ring electric hob with oven and grill combi, radiator, vinyl floor.

Utility

With a corrugated roof, wood panel walls, two storage cupboards, space for appliances, a pvc door to the rear, tiled floor.

First Floor

Bedroom One

Twin double glazed windows to the front, radiator, built in cupboard, one housing the combination boiler, access to a boarded loft space, wooden floors.

Bedroom Two

Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the rear, freestanding bath, shower, w.c and wash hand basin, radiator, recess lights, tiled floor.

Front

Enclosed by timber fence and a stone wall, lawn area, steps to front door.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - C

Council Tax - D

Disclaimer

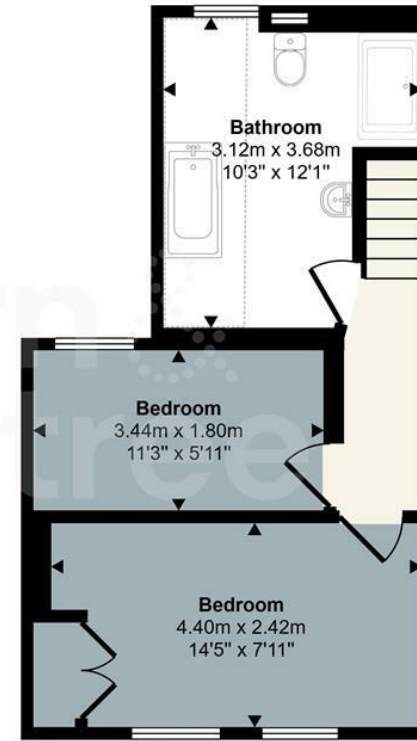
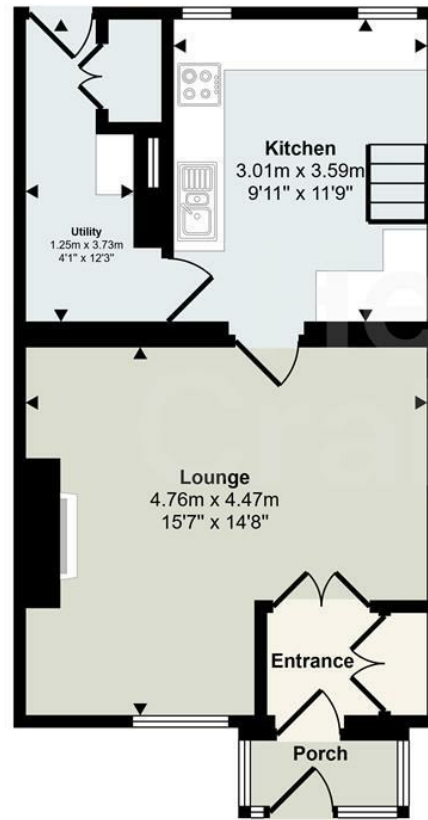
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies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



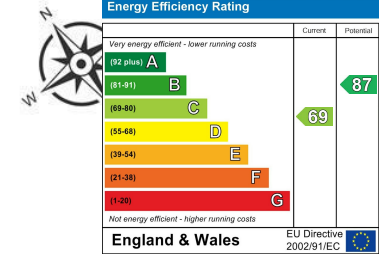


Approx Gross Internal Area
74 sq m / 799 sq ft



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.



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



Hern & Crabtree

02920 555 198 | llandaff@hern-crabtree.co.uk | hern-crabtree.co.uk | 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.