

Waungron Road

LLANDAFF, CARDIFF, CF5 2JJ

GUIDE PRICE £300,000

**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 four 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 has doors leading to all rooms. There is a spacious lounge/diner to the front, a lovely kitchen with a breakfast area, two double bedrooms with a Juliet balcony to bedroom one and a four piece bathroom suite.

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.



Approx 1019.00 sq ft

Council Tax Band: D

Communal Entrance

Entered via communal entrance. Stairs to the top floor.
Entered via wooden door into the entrance hall. Window offering natural light.

Entrance Hall

Exposed wood flooring. Telephone point. Loft access hatch.

Lounge

Double glazed pvc windows to the front. Dado rail. Radiator. Feature cast iron gas fireplace with granite hearth and wooden mantle piece. T.v point. Radiator.

Kitchen/Breakfast Area

Double glazed pvc windows to the side and rear, L shaped kitchen with wall and base units with work tops over. Sink and drainer with mixer tap. Space and plumbing for washing machine. integrated dish washer, Integrated oven, four ring gas hob with slate splash backs and cooker hood over. Space for American style fridge freezer. Breakfast bar with wine rack. Part tiled flooring and part exposed wooden floorboards. Radiator.

Bedroom One

Double glazed French doors offering a Juliette balcony with wrought iron railing banister. Fitted wardrobes. Exposed wooden floorboards. Radiator. Spot lights.

Bedroom Two

Double glazed pvc window to the front. Cast iron feature fireplace. Radiator. space for fitted wardrobes.

Bathroom

Obscure double glazed pvc window to the rear. Four piece bathroom suite with free standing claw feet roll top bath with central mixer and shower attachment, w/c and pedestal wash hand basin with tiled splash backs. Corner shower cubicle with tiled walls and glass sliding door enclosure. Heated towel rail. Luxury vinyl and part tiled floor. Wall mounted Baxi combination boiler (installed in 2024).

Tenure and Charges

We have been advised by the owners that there is ¼ share of the freehold, lease 999 years from 2016. Buildings insurance £320 for 12 month. There is no service charge at the property. As a group of four flats we have our own

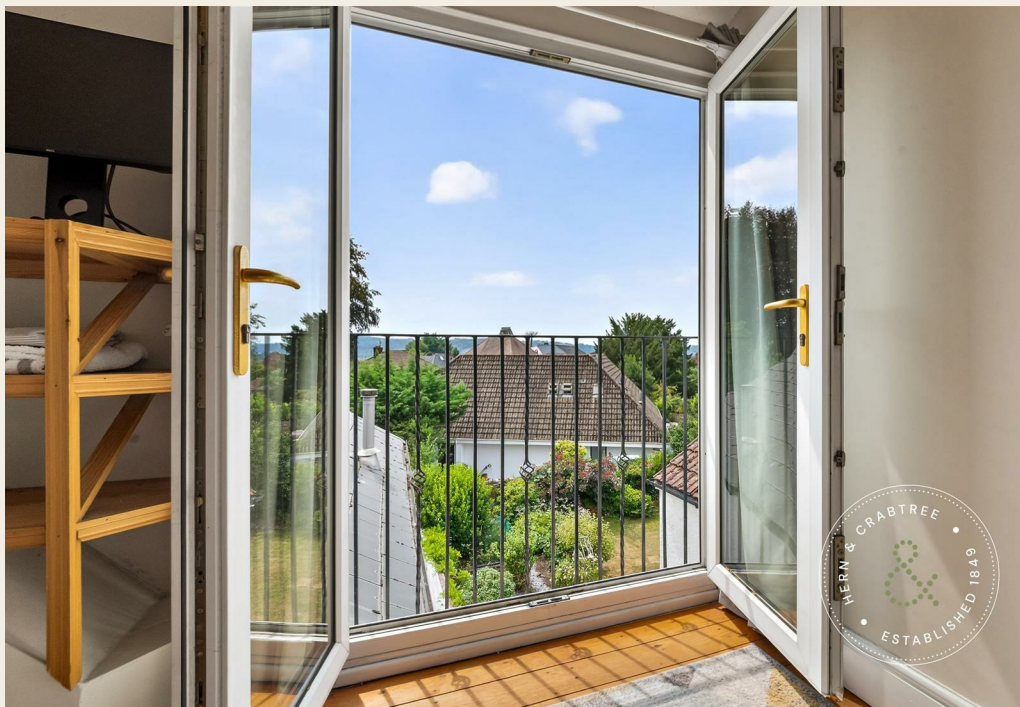
management company and pay for any maintenance as and when required and as agreed between the flats. Flat 4's share of the costs being 16% of the total (the total costs are divided between the four flats with the ground floor flat paying 50%).

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.

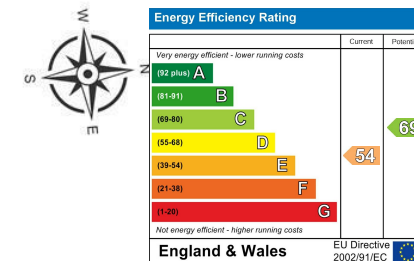






Floorplan

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.



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