

# Andrews Road

LLANDAFF NORTH, CARDIFF, CF14 2JP

GUIDE PRICE £420,000

**Hern &  
Crabtree**



# Andrews Road

Perfectly positioned at the end of a peaceful and quiet no-through road in Llandaff North, 100m walk from Hailey Park and the Taff Trail, is this modern three-bedroom detached home built by Bellway Homes.

Immaculately presented throughout, this light and spacious family home offers a fantastic living environment. The property is entered via a welcoming hallway, leading to a convenient cloakroom, a bright lounge featuring a bay window, and a contemporary open-plan kitchen/diner to the rear with French doors opening onto the garden.

To the first floor are three generously sized bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking and a single garage. To the rear is a flat, enclosed garden designed for low maintenance, featuring AstroTurf and a paved patio seating area, ideal for outdoor entertaining.

Llandaff North is a popular village location in North Cardiff, particularly favoured by families due to its excellent school catchment, local amenities, and superb transport links to the A470, A48, and M4, as well as Cardiff City Centre. Llandaff North train station is within walking distance, and regular bus services are available from nearby Station Road.

Internal viewing is highly recommended to fully appreciate what this home has to offer.



# 1014.00 sq ft

## Entrance Hall

Entered via a double glazed composite front door, radiator, stairs to the first floor, tiled floor.

## Cloakroom

Double obscure glazed window, fitted with w.c and wash hand basin, radiator, part tiled walls, tiled floor.

## Living Room

Double glazed bay window to the front, radiator.

## Kitchen/Diner

Double glazed French doors lead to the garden, double glazed window to the rear, kitchen fitted with a range of wall and base units with worktop over, one and a half bowl sink and drainer with mixer tap, integrated dishwasher, a four ring gas hob with upstand split face stone tiles, cooker hood above and double oven and grill, integrated fridge/freezer, integrated washing machine, cupboard housing the gas combination boiler, built in storage cupboard, tiled flooring.

Dining area has radiator, split face tiled wall.

## First Floor Landing

Stairs rise up from the hall, access to loft space, radiator, linen cupboard.

## Bedroom One

Double glazed window to the front, radiator, fitted wardrobes, door to :-

## En Suite

Double obscure glazed window to the front, fitted with corner shower cubicle with plumbed shower and glass screen, w.c and wash hand basin, radiator, part tiled walls, tiled floor.

## Bedroom Two

Double glazed window to the rear, radiator.

## Bedroom Three

Double glazed window to the rear, radiator, half rise tongue and groove panel.

## Bathroom

Double obscure glazed window to the side, bath, w.c and

wash hand basin, radiator, spotlights, extractor fan, part tiled walls, tiled floor.

## Rear Garden

Enclosed garden by a brick wall, paved patio, Astro turf lawn, flower borders, railway sleepers, mature trees and shrubs, outside cold water tap, outside power point, door from garden to garage.

## Garage

A single attached garage with up and over door to the front.

## Front

Driveway leads to garage, mature shrubs.

## Additional Information and Tenure

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

Epc -

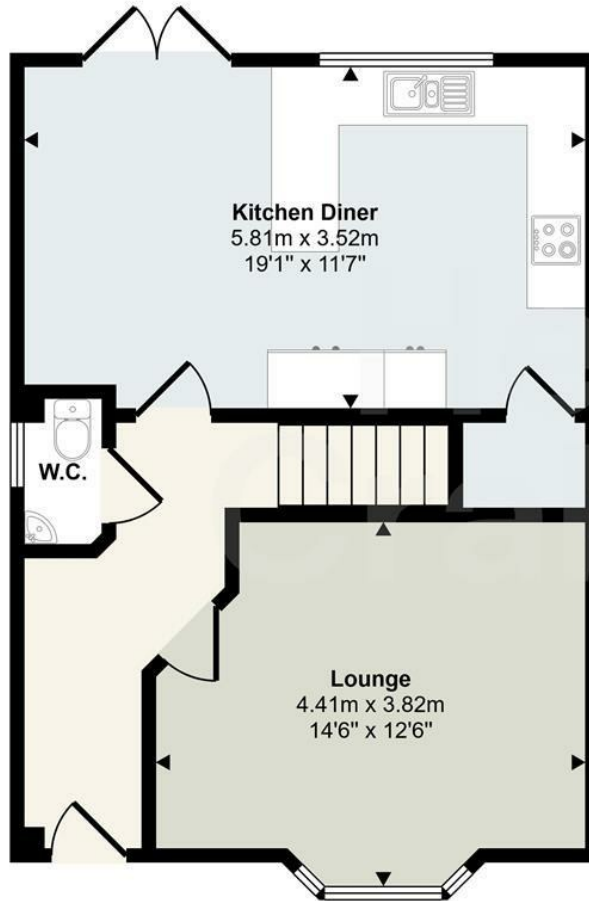
Council Tax -

## Disclaimer

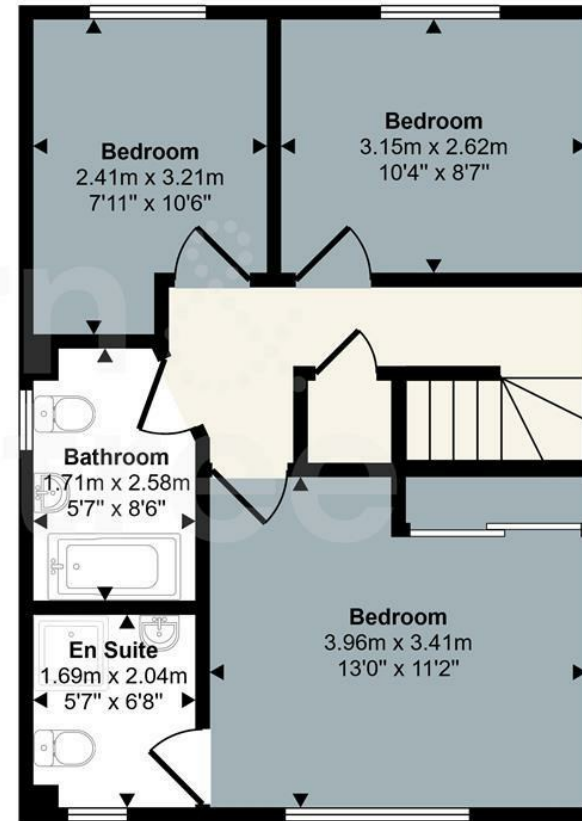




Approx Gross Internal Area  
94 sq m / 1014 sq ft



Ground Floor  
Approx 47 sq m / 510 sq ft



First Floor  
Approx 47 sq m / 504 sq ft

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		
<b>England &amp; Wales</b>	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.

