

Waungron Road

LLANDAFF, CARDIFF, CF5 2JJ

OFFERS IN EXCESS OF £350,000

Hern &
Crabtree



Waungron Road

Set on a sought-after, tree-lined street in Llandaff, this wonderfully appointed first floor apartment offers spacious, stylish living with the added benefits of off-street parking, a private balcony, and a beautifully maintained communal garden.

The property enjoys a bright and airy layout, with accommodation that spans over 1200sq ft and briefly comprises an entrance porch with stairs leading to the first floor. A generous entrance hall leads into the heart of the home, where you'll find a spacious lounge/diner featuring French doors that open onto a private balcony overlooking the communal gardens.

There are two double bedrooms, including a principal bedroom that benefits from its own en-suite/dressing area. The apartment also includes a modern and well-presented bathroom suite.

Further highlights include access to a private shed, off-street parking, a share of the freehold. Residents can also enjoy the attractively landscaped communal gardens, which are immaculately maintained.

Located just a short walk from Victoria Park, Llandaff High Street, and the local shops at Insole, the apartment is ideally positioned for those seeking a peaceful yet well-connected lifestyle. Excellent transport links are close by, including Waungron railway station and regular bus services to and from Cardiff City Centre. The area also offers a wide range of cafés, restaurants, shops, schools, and green open spaces, making it a perfect home for professionals, downsizers, or investors alike.



1288.00 sq ft

Communal Entrance

Entered via a obscure glazed wood door to the side into communal entrance, power point, cupboard housing the utility meters, stairs to the first floor.

Entrance Hall

Entered via a solid wood obscure glazed front door, security entry phone, part tiled and carpeted floor, power points, coved ceiling, radiator, a double storage cupboard with overhead storage, doors to all rooms.

Lounge/Diner

Entered via double glazed doors, double glazed French doors with windows to side and above leading onto a balcony, power point, radiator, feature gas fireplace, archway to the dining area with built in storage.

Balcony

A private balcony with wrought iron railings, a wrought iron spiral staircase leading down to the communal gardens.

Kitchen

Fitted with a range of wall and base units with worktop over, a five ring gas hob with extractor above and a Neff eye level oven and grill, one and a half bowl stainless steel sink and drainer with a mixer tap, a built in dishwasher, space and plumbing for a washing machine, space and plumbing for an American style fridge/freezer, wine rack, a breakfast bar, power points, part tiled walls, tiled flooring, double glazed windows to the rear.

Bedroom One

Large double glazed windows to the front, radiator, power point, fitted wardrobes with hanging rail and pull out drawers, door to the dressing room/en suite.

En Suite/Dressing Room

Fitted with a shower cubicle with a raindrop shower head and additional shower head and glass screen, vanity wash hand basin with a mixer tap and w.c, chrome heated towel rail, fitted wardrobes, part tiled walls, tiled flooring with underfloor heating, spotlights and double glazed windows to the front.

Bedroom Two

Double glazed window to the front, radiator, power points, built in wardrobe with hanging rail and shelving.

Bathroom

Fitted with a three piece suite comprising a free standing roll top bath with a mixer tap and shower attachment, a vanity wash hand basin with mixer tap and w.c. a chrome heated towel rail, part tiled walls, tiled floor with underfloor heating, spotlights, obscure double glazed window to the rear.

Shared Garden

A beautiful well maintained shared garden, enclosed by a stone wall and timber fencing, mainly laid to lawn, borders of flowers, shrubs and trees, paved path and sitting area, private timber shed for flat 3b and 3c, outside cold water tap.

Front

Keyblock paved front.

Tenure and Additional Information

We have been advised by the seller that the property is leasehold, with the owner owning a share of the freehold. The lease term is 99 years from December 1987, with 61 years remaining on the lease. We have been advised by the seller that the lease will be extended to 999 years upon completion.

Management Company

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Waungron Road Management Company
3 Waungron Road
Llandaff
Cardiff
CF5 2JJ

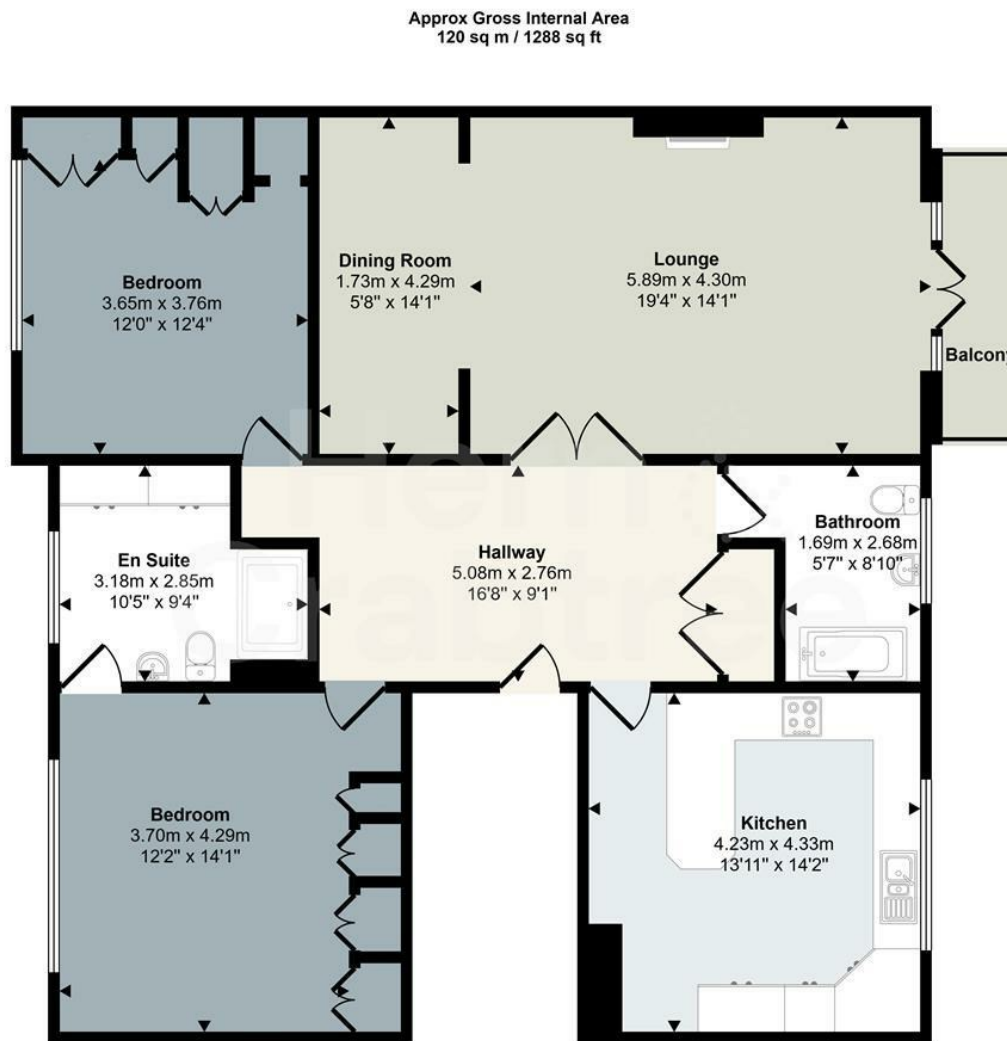
Disclaimer

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.

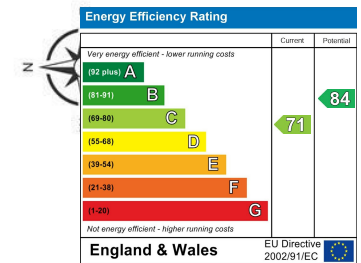






Floorplan

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.



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