

Call us on 02920 026213 or email us on viewings@move2here.co.uk to arrange a viewing of your next home



River View, Llandaff North TO LET £1300 pcm - Unfurnished

3 Bedrooms | Refurbished Throughout | Newly Fitted Kitchen | New Carpets and Flooring
Double Glazed Windows | Gas Central Heating | Front, Rear and Side Gardens
Easy access to Cardiff City Centre | Great Location | EPC C



River View, Llandaff North, Cardiff, CF14 2QH

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IMMACULATE 3 bed semi detached UNFURNISHED property with front, rear and side gardens. This RECENTLY refurbished property overlooks parkland with a beautiful river walk and views to Llandaff Cathedral. A traditional property that has been MODERNISED THROUGHOUT with good sized living area, NEWLY Fitted kitchen, downstairs wc, utility room, family bathroom with bath and shower over, uPVC windows, gas central heating, driveway for up to three cars and GARAGE. Easy walk to primary and secondary schools.

This 3 BEDROOM semi-detached house, located alongside the river Taff provides generous living space and TWO DOUBLE BEDROOMS, along with a great sized third. Accompanying the bedrooms upstairs we can find the family bathroom. To the rear of the property, we find a sizeable garden, along with a separate garage. To the side of the property is a SIZEABLE GARDEN along with an off road driveway.

So, if that ticks all of your boxes, what are you waiting for! Call us TODAY to arrange a viewing.

DIMENSIONS

Hall

Reception Room - 4.42m x 3.31m (14'06" x 10'10")

Kitchen - 5.50m x 3.02m (18'0" X 9'11")

Downstairs W/C

Utility Area - 3.22m x 1.97m (10'6" X 6'5")

Bedroom One - 3.62m x 3.34m (11'10" x 10'11")

Bedroom Two - 4.46m x 2.65m (14'07" x 8'08")

Bedroom Three - 2.79m x 2.44m (9'02" x 8'00")

Bathroom - 1.98m x 1.76m (6'06" x 5'09")



EPC C

COUNCIL TAX

Band - D

SCHOOL CATCHMENT

Primary School - Gabalfa Primary School

Secondary School - Whitchurch High School

Welsh Primary - Ysgol Glan Ceubal

Welsh Secondary - Ysgol Gyfun Gymraeg Glantaf



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Rear Garden

To the side and rear there is a good size private garden with area laid to lawn, paved sitting area and fenced boundaries ideal for some al fresco dining and summer bbq parties. To the side and front you have off road parking for up to 3 cars, plus a garage.

Tenure: Freehold
Membership Numbers

Council Tax band: C
Rent Smart Wales Agency
Client Money Protection
Property Ombudsman
Property Registration number. #RN-69109-01229

Energy Performance certificate: C
#LR-75016-17052
CMP008972
T02263

Viewing Strictly By Appointment ONLY



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