

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



COLLEGE ROAD
LLANDAFF NORTH



ENTRANCE HALLWAY

Opens straight through to the kitchen / living space and right through to the garden.

LIVING ROOM

3.35mx 5.97m (11x 19'7)

KITCHEN / LIVING / DINING ROOM

9.75m x 3.66m widest points (32'32 x 12' widest points)
Fantastic family and entertaining space right across the rear of this property that opens onto the garden

UTILITY ROOM

2.07m x 1.44m (6'9" x 4'8")

DOWNSTAIRS WC / SHOWER ROOM

2.03m x 1.50m (6'8 x 4'11)

STORAGE CLOSETS X 2

TO THE FIRST FLOOR

LANDING

1.44m x 2.19m (4'8" x 7'2")

BEDROOM ONE

9'11 x 11'11 (29'6" x 36'1" x 36'1" x 36'1")

DRESSING AREA

2.38m x 1.51 (7'9" x 4'11")

BATHROOM

2.95m x 2.64m (9'8 x 8'8)

BEDROOM TWO

2.95m x 3.68m (9'8 x 12'1)

BEDROOM THREE

1.98m x 1.52m (6'6 x 5')

STORAGE CUPBOARD

1.30m x 1.14m (4'3 x 3'9)

GARDEN

GARAGE / STUDIO

TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

Band - E

SCHOOL CATCHMENT

My English medium primary catchment area is
Hawthorn Primary School (year 2023-2024)
Gabalpa Primary School (year 2024-25)

My English medium secondary catchment area is
Whitchurch High School (year 2024-25)

My Welsh medium primary catchment area is
Ysgol Glan Ceubal (year 2024-25)

My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

*Correct at the time of publication.

ADDITIONAL INFORMATION

Our client has had plans drawn up to turn the garage into a habitable studio or annex and details are available on request.
No onward Chain
Modernised throughout
Driveway Parking





COLLEGE ROAD

LLANDAFF NORTH, CF14 2HY -
£450,000



3 Bedroom(s)



2 Bathroom(s)



1303.00 sq ft

Welcome to this charming detached house located on College Road in the sought-after area of Llandaff North, Cardiff. This property boasts a generous 1,303 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by not one, but two inviting reception rooms, offering ample space for relaxation and social gatherings. The open-plan living area creates a seamless flow throughout the ground floor, making it ideal for modern living.

With three well-proportioned bedrooms, there is plenty of room for the whole family to enjoy. The two bathrooms, including a convenient downstairs shower room, ensure that busy mornings run smoothly.

One of the standout features of this property is the potential it offers. With a garage that could easily be converted into an annex or studio, the possibilities are endless. Imagine having your own private retreat right at home!

Parking will never be an issue with driveway parking on street parking, providing convenience for you and your guests. And the best part, This property comes with no chain, making the buying process that much smoother.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and start envisioning the endless possibilities that this property has to offer.

PROPERTY SPECIALIST

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Director





College Road, Llandaff North, Cardiff

College Rd, Llandaff North, CRF

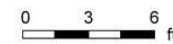
Main Building: Total Interior Area 1303.00 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
England & Wales		EU Directive 2002/91/EC