

19 West Road,

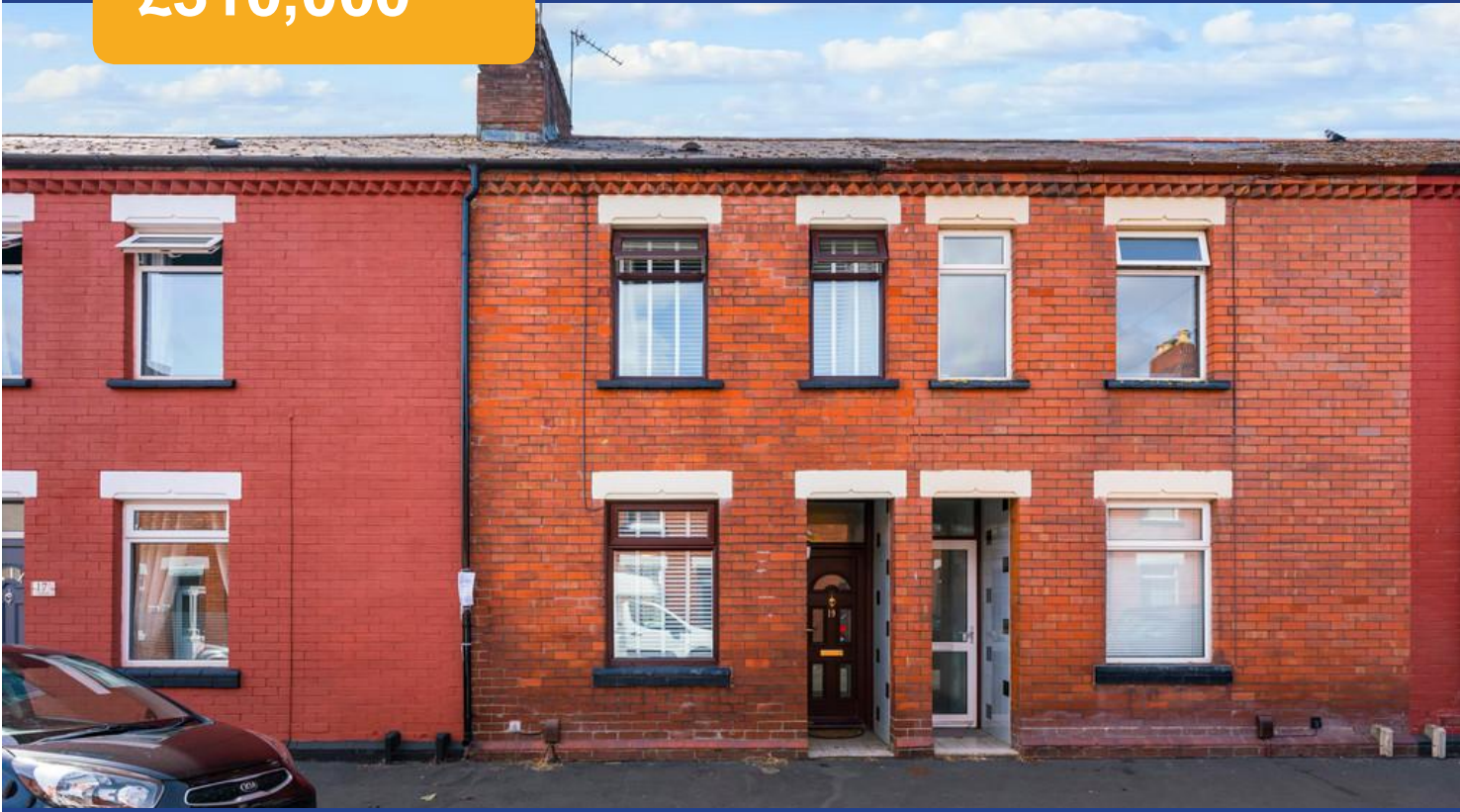
Llandaff North, Cardiff, CF14 2FT



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£310,000**



Mid Terraced House

3

1

1

2

# Property Description

A very well presented three bedroom mid terrace home ideal for first time buyers or downsizers. The property accommodation briefly comprises; entrance hall, lounge, dining room, kitchen and bathroom all to the ground floor. To the first floor you will find three spacious bedrooms. The garden to the rear of the property has been block paved offering low maintenance up keep with a range of plants and shrubbery. Gate the rear of the garden provides access to the rear lane.

**Tenure Freehold**

**Council Tax Band D**

**Floor Area Approx 871 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Located in the popular area of Llandaff North, close to a variety of shops and amenities. Hailey Park and Llandaff Rowing club are within walking distance and there are excellent bus and train links close by.

## ENTRANCE HALL

Enter into hallway via Upvc double glazed front door. Staircase leading to first floor. Door leading to lounge/ diner. Smooth walls and ceilings with a central light pendant and laminate flooring to finish.

## LOUNGE

1056' 5" x 10' 9" (322m x 3.28 into alcove m)  
Textured walls and ceilings with a central light pendant and laminate flooring to finish. Central chimney breast with feature fireplace and surround. Upvc double glazed window to front. Opening to dinning room.

## DINING ROOM

11' 1" x 11' 6" (3.39m x 3.51m)  
Textured walls and ceilings with a central light pendant and laminate flooring to finish. Built in shelving and wine rack under stairs. Upvc double

glazed window to rear. Archway leading to kitchen.

## KITCHEN

10' 2" x 8' 6" (3.10m x 2.61m)  
Fitted with a modern range of high gloss white base and eye level units with laminate worktops over. Built in NEFF oven, gas hob and cooker hood over. Inset composite 1.5 bowl sink unit plus drainer. Integral dishwasher. Space for washing machine and tumble dryer. Integral fridge/freezer. Smooth walls and ceilings with spot lighting and tiled flooring to finish. Upvc double glazed window to side.

## INNER HALL

3' 2" x 2' 7" (0.97m x 0.81m)  
Smooth walls and ceilings with spot lighting and tiled flooring to finish. Built in double storage cupboard. Door leading to bathroom and Upvc double glazed door leading to rear garden.

## BATHROOM

Fitted with a modern four piece suite comprising corner shower cubicle with separate bath, WC and wash hand basin. Tiled walls and flooring with smooth ceilings and spot lighting. Upvc double

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glazed obscure window to rear.

## LANDING

Smooth walls and ceilings with a central light pendant and carpeted flooring. Built in double storage cupboard with fitting hanging rails and shelving. Doors leading to all bedrooms.

## BEDROOM ONE

13' 1" x 10' 7" (3.99m x 3.23m)

Smooth walls and ceilings with a central light pendant and carpeted flooring to finish. Built in fitted wardrobes surround bed frame. Upvc double glazed window to front x2.

## BEDROOM TWO

11' 2" x 8' 9" (3.41m x 2.68m)

Texture walls and ceilings with a central light pendant and carpeted flooring to finish. Upvc double glazed window to rear.

## BEDROOM THREE

10' 5" x 8' 7" (3.19m x 2.63m)

Smooth walls with textured ceilings and a central light pendant with carpeted flooring to finish. Upvc double glazed window to rear.

## OUTSIDE

To the rear of the property you will find an enclosed low maintenance garden which has been block paved with a fence surround. Gate to rear offers access to rear lane with a boarder of plants and shrubbery.



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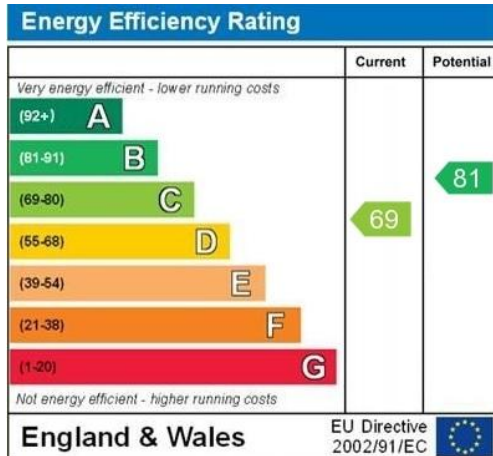
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GROUND FLOOR

1ST FLOOR



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