

1 Holly Terrace,

Llandaff North, Cardiff, CF14 2JD

Asking Price Of

£275,000



Estate Agents and Chartered Surveyors



End Terraced House

2

1

1

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Property Description

MGY are proud to offer for sale this 2 bedroom end terraced property recently renovated by the present owner. The impressive accommodation comprises open plan lounge/ dining room leading to a brand new kitchen with bi- fold doors onto a low maintenance enclosed rear garden. On the first floor there are 2 bedrooms and a brand new bathroom. No ongoing chain. Ideal for first time buyers, down sizers and investors!

Tenure Freehold

Council Tax Band D

Floor Area Approx 764 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is located in the sought after area of Llandaff North, within close proximity to the Taff Trail, Hailey Park and the shops and amenities at Station Road.

LOUNGE/ DINING ROOM

20' 2" x 15' 11" (6.17 m x 4.86m)
Wooden door with inset obscured glazed panel into lounge. Large double glazed wooden window to front. Double glazed uPVC window to rear. Luxury vinyl flooring. Wired for 4 wall lights. Status to first floor. 2 radiators. Gas and electric meter cupboard. Opening to :-

KITCHEN

19' 1" x 7' 3" (5.82m x 2.22m)
Double glazed uPVC window to side. Bi- folding door to rear garden. Luxury vinyl flooring. Brand new navy fitted kitchen with wood work surfaces and tiled splash backs incorporating one and a half sink unit with mixer tap. Built in oven, 4 ring gas hob and extractor hood over. Built in fridge / freezer. Cupboard housing "glow worm" combi boiler. Spotlights to ceiling.

FIRST FLOOR

STAIRS & LANDING

Doors to 2 bedrooms and bathroom.

BEDROOM ONE

14' 4" x 9' 8" (4.39m x 2.96m)
Double glazed uPVC window to rear. Radiator.

BEDROOM TWO

10' 1" x 9' 10" (3.09m x 3.01m)
Wooden double glazed window to front. Radiator.

BATHROOM

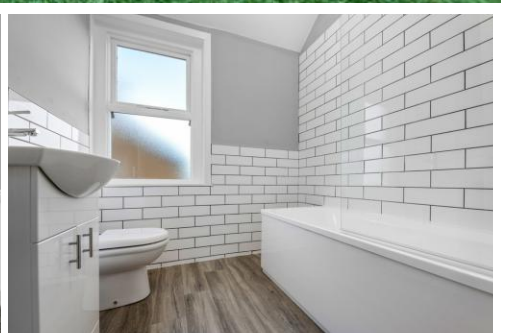
6' 11" x 6' 9" (2.13m x 2.08m)
Wooden obscured double glazed window to front. Luxury vinyl flooring. Panelled bath with mixer tap and with dual head shower over, w.c, pedestal wash hand basin with mixer tap and cupboard below. Radiator. Part tiled walls.

OUTSIDE

Front - street parking.

Rear -Enclosed low maintenance garden laid with Astro turf. Side gate.

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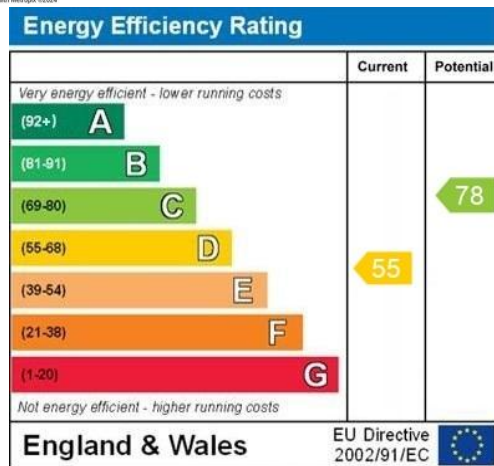
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GROUND FLOOR

1ST FLOOR



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