

19 College Road,

Llandaff North, Cardiff, CF14 2HY



Estate Agents and Chartered Surveyors

Guide Price

£350,000



Mid Terraced House

3

1

2

1

Property Description

This charming three bedroom mid terraced property in the Llandaff North area of Cardiff very close to a variety of shops and amenities. There are excellent transport links nearby and is close to Hailey Park. The property briefly comprises of lounge/dining room, kitchen, cloakroom, three bedrooms and bathroom. Private rear garden. Viewing highly recommended.

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,140 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Sitting in the heart of Llandaff North this property is perfection positioned within walking distance to an array of shop, cafe's and other amenities. There are a number of regular public transport links along with a local train station giving access to the city centre in just a mater of minutes. The Taff's Trail is also on your door step with beautiful scenic walks leading in and around Cardiff along with great road links for commuters.

ENTRANCE HALL

Enter into hallway with staircase leading to first floor. Door leading into lounge/diner. Smooth walls and ceiling with wooden flooring through the hallway.

LOUNGE/DINER

Continuation of wooden flooring from the entrance hall. Central chimney breast with log burner with slate base. Smooth walls and ceiling with two central light pendants. uPVC double glazed window to front and rear aspect. Fitted cupboard and shelving to one alcove. Radiator and wall mounted thermostat. Door housing understair storage cupboard fixed shelving and lighting.

KITCHEN

Fitted with a range of base and eye level wooden units with contrasting worktops over. Check!!!! sink unit. Integrated double oven, microwave and four ring hob with extractor hood over. Integrated fridge freezer and dishwasher. Smooth plus partly tiled walls and ceilings with tiled flooring. Spotlights to ceiling and skylight. Radiator. Two uPVC double windows to side aspect. Upvc double glazed French door leading to the rear garden.

CLOAKROOM

Upvc obscure double glazed window to side. Partly tiled walls. WC and wall mounted wash hand basin. Plumbing for washing machine. Radiator.

LANDING

Smooth walls and ceiling with a central light pendant and wooden flooring. Access into three bedrooms and bathroom. Hatch with access to loft which is boarded and full insulated.

BEDROOM ONE

uPVC double glazed window to front aspect. Radiator.

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BEDROOM TWO

uPVC double glazed window to rear aspect. Radiator.

BEDROOM THREE

uPVC double glazed window to rear aspect. Radiator.

BATHROOM

Fitted with a four piece bathroom suite comprising large walk in shower with sliding glass door, separate bath, WC and wash hand basin. Tiled flooring with partly tiled walls and smooth ceiling finished with spotlights. Upvc double glazed obscure window to front aspect. Heated towel rail.

OUTSIDE

FRONT - Street parking. Enclosed gated courtyard front garden laid with traditional paving slabs leading to front door.

REAR – An enclosed garden can be found to the rear offering a combination of decking and artificial grass. Raised flower bed with a combination of plants and shrubbery and a wooden fence surround. Side access lead to the front via gully.

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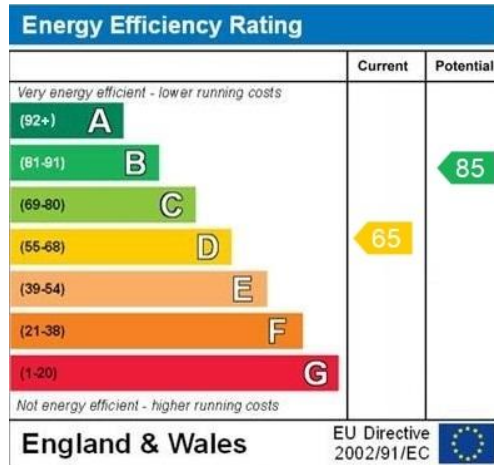
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GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1218 sq.ft. (113.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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