



88 TY-MAWR ROAD  
LLANDAFF NORTH  
CARDIFF CF14 2FQ

£260,000



## MID TERRACED HOUSE



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MGY are pleased to offer for sale this charming and much improved terraced property in the much sought after Llandaff North area benefitting from an idyllic position facing a direct access point to Hailey Park. The accommodation comprises porch, lounge/dining room, kitchen, 2 bedrooms and shower room. Lovely front garden and a small courtyard garden to rear. No ongoing chain. Viewing highly recommended.

#### LOCATION

Llandaff North offers a range of shops, cafes and retailers with it's very own train stations and regular public transport links. Hailey Park is a highly regarded public park offering great walks leading along the Taff Trail towards the secret garden in the city centre. Hawthorn Primary and Ysgol Glantaf comprehensive are also within walking distance.

#### PORCH

Entered via obscured double glazed uPVC door. Obscured double glazed panel to side. Obscured double glazed window to side. Tiled floor. Glazed wooden door to :-

#### LOUNGE/DINING ROOM

12' 8" x 14' 10" (3.87m x 4.53m)  
Double glazed uPVC window to front. Laminate flooring. Stairs to first floor. Understairs storage. Further built in storage. Feature wood effect fire with wooden mantle over. Opening to :-

#### KITCHEN

12' 8" x 6' 8" (3.87m x 2.04m)  
Two double glazed uPVC windows to rear. Obscured double glazed uPVC door to courtyard. Tiled floor. Base and wall units with work surfaces incorporating stainless steel sink unit and mixer tap. Built in oven, 4 ring gas hob. Space for fridge / freezer. Plumbing for washing machine. Wall mounted "Glow worm" boiler. Radiator.

#### FIRST FLOOR

Stairs and Landing

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 667 SQ.FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BEDROOM ONE

10' 7" x 11' 7" (3.23m x 3.54m)  
Two double glazed uPVC windows to front. Chimney breast with inset feature fire grate. Radiator. Built in storage with shelving. Laminate flooring.

#### BEDROOM TWO

11' 6" x 9' 6" (3.53m x 2.92m)  
Double glazed uPVC window to rear. Radiator. Laminate flooring. Coved ceiling.

#### SHOWER ROOM

8' 3" x 3' 6" (2.52m x 1.07m)  
Obscured double glazed window to rear. Vinyl flooring. Shower cubicle with mains shower, w.c, pedestal wash hand basin with hot and cold taps. Chrome heated towel rail. Tiled walls.

#### OUTSIDE

Front - Steps leading to gate accessing front garden, mostly paved and with a decked seating area enjoying open views towards the entrance of Hailey Park. 2 planters, well stocked.

Rear - Small courtyard area with paved seating area and stone chipped area. Gate to side.





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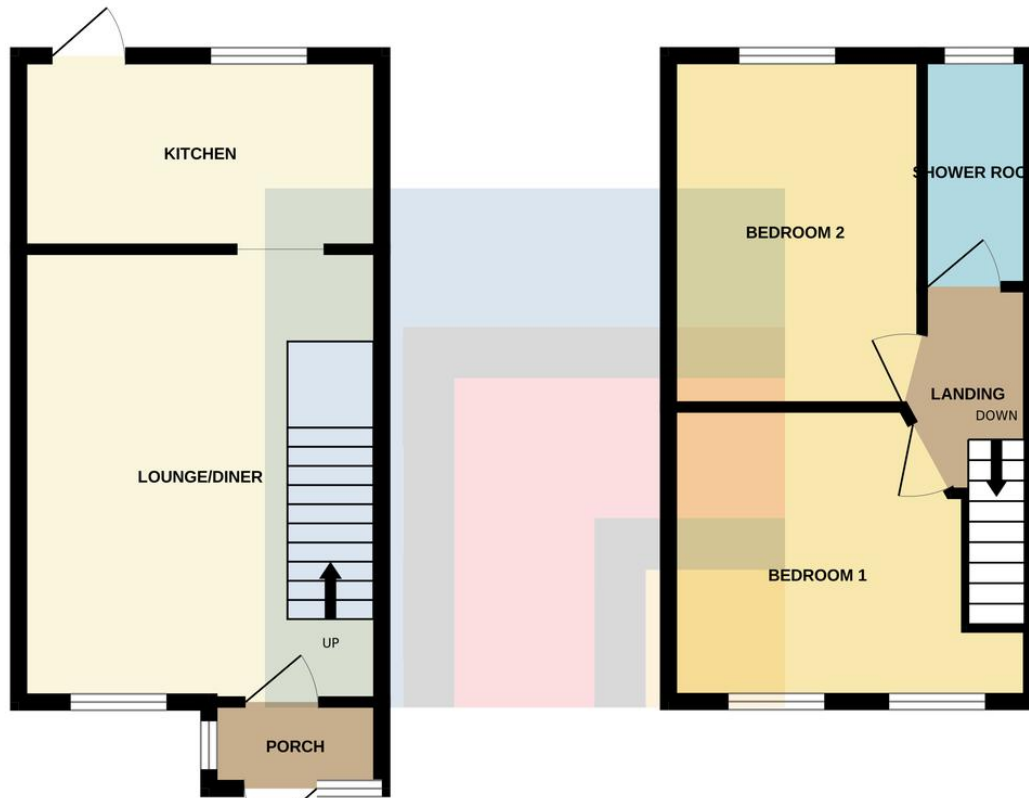


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GROUND FLOOR

1ST FLOOR



**WHITCHURCH** 02922 745848

64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



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