









# welcome to

# **Ty-Mawr Road, Llandaff North Cardiff**

Right in the heart of Llandaff North by the high street, is this bay fronted end terrace home with generous internal accommodation, original features throughout and four bedrooms making this a fantastic choice for growing families looking to put their own stamp on a traditional property.













#### **Entrance Porch**

Small paved courtyard leads to entrance porch with original features

## **Hallway**

Original tiled floor, dado rail, stairs to first floor, radiator

## Lounge

13' 5" into bay x 11' 6" into alcove ( 4.09m into bay x 3.51m into alcove )

Gas fireplace, picture rails, double glazed bay window to front, radiator

### **Reception Room/Office**

Fireplace feature, double glazed sliding door to rear garden, radiator

### **Dining Room**

Open fireplace, two built in storage cupboards, double glazed window to side, radiator

#### **Kitchen**

11' 5" x 9' 1" ( 3.48m x 2.77m )

Range of wall and base units, work surfaces, tiled flashback, dual sink, electric oven, gas hob with cooker hood over, boiler, double glazed window to rear, door to garden

### Landing

Split level, loft hatch with pull down ladder, radiator

#### **Bedroom One**

15' 10" into bay x 13' 5" into alcove ( 4.83m into bay x 4.09m into alcove ) Double glazed bay window to the front, double glazed window to front, 2 radiators

#### **Bedroom Two**

11' 8" x 10' 3" in to alcove (  $3.56m \times 3.12m$  in to alcove ) Double glazed window to the rear, radiator

#### **Bedroom Three**

 $9' \ 3'' \ x \ 8' \ 4'' \ (2.82m \ x \ 2.54m \ )$  Double glazed window to the rear, radiator

#### **Bedroom Four**

8' 4" x 6' 5" ( 2.54m x 1.96m ) Double glazed window to the side, radiator

#### **Shower Room**

Three piece suite comprising; Walk-in shower, wash basin, low level w/c. Towel heater and obscure double glazed window to side

### Cloakroom

Low level w/c, obscure window to rear

#### **Rear Garden**

Laid partly to lawn with patio seating area, storage shed, lane access to rear





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# Ty-Mawr Road, Llandaff North Cardiff

- Traditional Bay Fronted End Terrace Home
- Original Tiled Floor In Hallway
- Three Generous Reception Rooms With Wood Flooring
- Kitchen Inclusive Of Some Appliance With Garden Access
- Four Well Proportioned Bedrooms With Wood Flooring

Tenure: Freehold EPC Rating: D

Council Tax Band: E

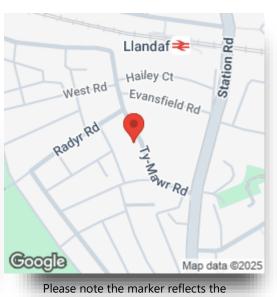
offers over

£360,000









postcode not the actual property

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