



**Andrews Road, Llandaff North Cardiff CF14 2JP**



**welcome to**

**Andrews Road, Cardiff**

An Exceptional Detached Residence with A Stunning Open Plan Kitchen/Diner And Tasteful Features Throughout! Outstanding Location, Next To Hailey Park And The Local High Street With A Wealth Of Shops, Bars And Eateries, schools. Near Multiple Transport Links Including M4 And Llandaf Railway Station



### Entrance Hall

Via double glazed front door, radiator, access to reception rooms and stairs to first floor

### Living Room

12' 4" x 9' 6" ( 3.76m x 2.90m )

Double glazed window to front aspect, radiator

### Sitting Room

13' 9" Max x 12' 7" Max ( 4.19m Max x 3.84m Max )

Double glazed window to front aspect, radiator, electric 'woodburning stove', opening to kitchen/diner

### Kitchen/Diner

24' 7" Max x 14' 4" Max ( 7.49m Max x 4.37m Max )

Range of wall and base units, freestanding kitchen island, work surfaces, oven and gas hob with cooker hood over, fridge/freezer, dishwasher, seating area, double glazed windows and double glazed door to rear garden, access to utility room

### Utility Room

Wall and base units, plumbing for washing machine, door to cloakroom

### Cloakroom

Partially tiled with low level w/c and gas boiler

### First Floor Landing

Stairs from ground floor, loft access, doors to all rooms

### Bedroom One

20' 5" Max x 9' 6" Max ( 6.22m Max x 2.90m Max )

Double glazed windows to front and rear aspect, radiator, leading to dressing area and en-suite

### Dressing Area

With bespoke fitted wardrobes

### Ensuite

Three piece suite comprising; Shower cubicle, wash basin, low level w/c. Double glazed window to rear aspect, extractor fan, heated towel rail

### Bedroom Two

10' 6" Max x 12' 7" Max ( 3.20m Max x 3.84m Max )

Double glazed window to front aspect, radiator, built in wardrobes

### Bedroom Three

10' 7" x 7' 4" ( 3.23m x 2.24m )

Double glazed window to rear aspect, radiator

### Bathroom

Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Double glazed window to rear aspect, extractor fan, heated towel rail

### Front Garden

Laid partly to lawn with mature shrubbery, paved driveway

### Rear Garden

Laid partly to lawn with dropped seating area, patio, wooden planters, side access, enclosed by boundary walls and fences



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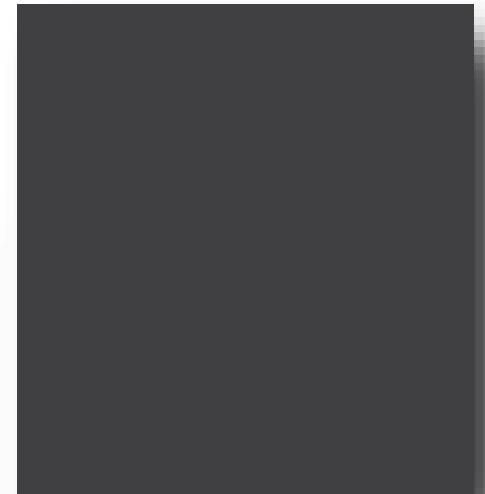
**welcome to**

## **Andrews Road, Cardiff**

- An Exceptional Detached Residence On The Doorstep Of Hailey Park, With A Stunning Open Plan Kitchen/Diner And Tasteful Features Throughout!
- Two Reception Rooms
- Stylish Open Plan Kitchen/Diner With Some Fitted Appliances
- Separate Utility Room And Ground Floor Cloakroom - W/C
- Three Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: C

# £460,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WTC107266 - 0004

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