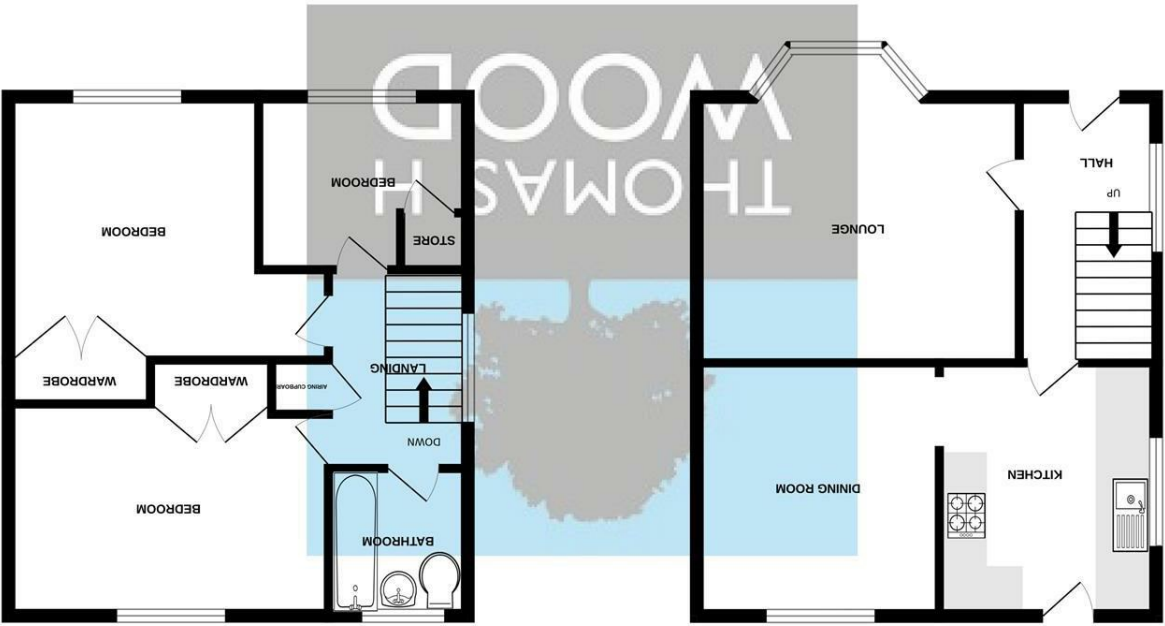


What every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 82.6 sq.m. (890 sq.ft.) approx.

3 BED SEMI



GROUND FLOOR (451 sq.ft.) approx.

1ST FLOOR (439 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC
 England & Wales

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32 Cornelly Street,
Llandaff North, Cardiff
CF14 2HR

Asking Price £279,995
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 890.00 sq ft

Current EPC Rating - D61

Potential EPC Rating - B82

A three bedroom semi detached family home, ideally located on Cornelly Street in Llandaff North. The property briefly comprises, entrance hallway, lounge, kitchen and dining room to the ground floor. To the first floor, there are three good size bedrooms and a modern family bathroom. The property benefits from a sizeable corner plot, super potential, renewed combination boiler and within walking distance to the village and the highly regarded local schools. Viewings are recommended.

ENTRANCE

Via uPVC door to hallway, with laminate flooring, papered walls, radiator panel, uPVC window to side aspect and doors to all rooms.

LOUNGE

4.19m x 4.03m (13'8" x 13'2")

(into bay) A bright and spacious reception room, overlooking the front aspect of the property, with carpeted floor, papered feature wall, papered ceiling with coving, feature open fire place and surround, radiator with TRV and uPVC bay window.

KITCHEN

2.84m x 2.96m (9'3" x 9'8")

with a range of wall and base units with contrasting work surfaces over. Stainless steel sink, space and plumbing for washing machine, space for cooker and fridge freezer. Tiled floors and tiled splashbacks. Wall mounted Ideal logic combination boiler, uPVC window to side and UPVC door to rear garden.

DINING ROOM

3.04m x 2.96m (9'11" x 9'8")

A further good size reception overlooking the rear garden, with carpeted floor, painted wall with picture rail, papered ceiling with coving, radiator with TRV and uPVC window.

LANDING

BEDROOM ONE

3.18m x 4.02m (10'5" x 13'2")

Overlooking the front aspect to the property with carpeted floors, papered walls, papered ceiling with coving, fitted wardrobes along one side, further fitted in integral wardrobe, radiator with TRV and uPVC window front.

BEDROOM TWO

4.14m x 2.98m (13'6" x 9'9")

Overlooking the rear aspect of the property with copped floors papered walls, fitted wardrobes along one side further integral cupboard, radiator with TRV and uPVC window.

BEDROOM THREE

2.74m x 2.18m (8'11" x 7'1")

A good size, single room overlooking the front aspect of the property with carpeted floors, papered walls, papered ceiling with coving, radiator with TRV and uPVC window.

FAMILY BATHROOM

1.80m x 1.80m (5'10" x 5'10")

A modern three-piece suite with low-level WC, wash hand basin vanity unit, panelled 'P' bath with shower screen and chrome mixer shower. uPVC window to rear and chrome towel radiator.

OUTSIDE

FRONT

A generous front garden with laid lawn, driveway and garage to side. Gate and mature hedgerows to front. Pathway to front door.

REAR

A low maintenance rear garden with paved patio area and timber perimeter fencing.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band C



