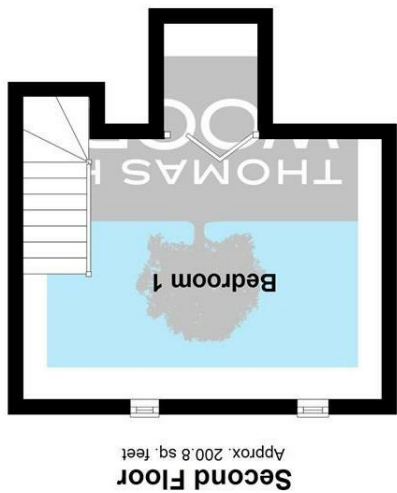
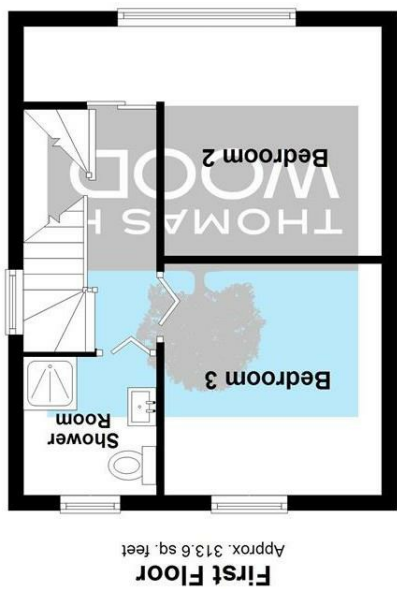
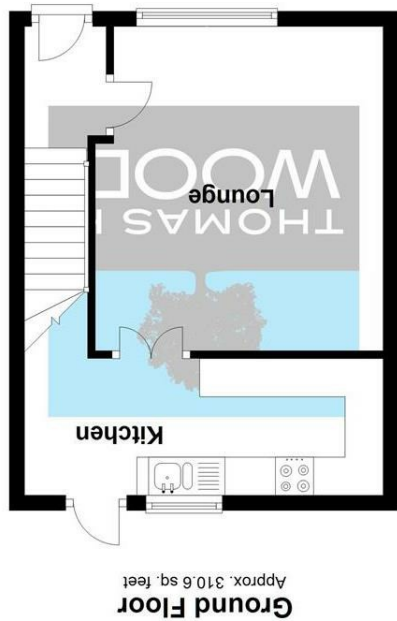


Total area: approx. 825.0 sq. feet



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	25
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

CONTACT

EMAIL

sales@thomashwood.com

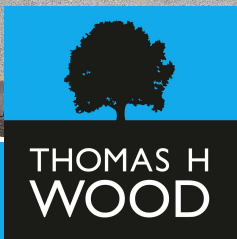
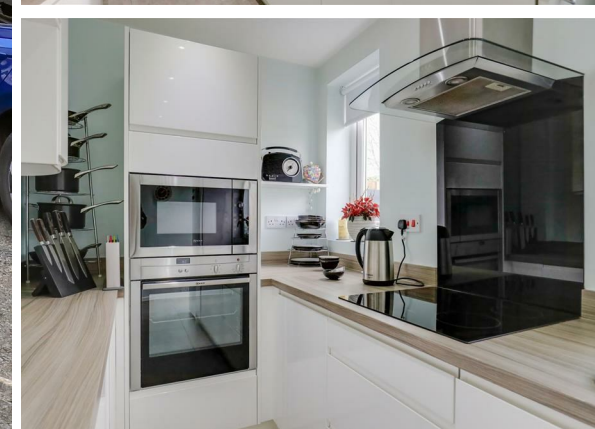
TELEPHONE

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WEBSITE

www.thomashwood.com





67 Cornelly Street,
Llandaff North, Cardiff
CF14 2HQ

£295,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 825.00 sq ft

Current EPC Rating - F25

Potential EPC Rating - C79

A three double bedroom family home with renewed kitchen and shower room plus a stunning rear garden, ideally located on Cornelly Street in Llandaff North. The property has been very well maintained by the current owners and is offered for sale in immaculate order throughout. Within walking distance to the villages of Llandaff North and Whitchurch and the popular Taff Trail. The highly regarded Welsh and English primary and secondary schools are close by. Viewings are highly recommended to appreciate this beautiful property. The accommodation comprises, entrance hall, lounge and renewed kitchen to the ground floor. To the first floor, there are two double bedrooms with a renewed wet room. To the second floor, there is a further double bedroom with storage.

HALLWAY

Via composite front door to hallway. Laminate flooring, stairs to first floor and door to;

LOUNGE

3.77m x 4.25m (12'4" x 13'11")

Overlooking the front aspect with carpeted floor, painted walls, smooth ceiling, UPVC with fitted blind and night storage heater. Door to;

KITCHEN

4.77m x 1.79m (15'7" x 5'10")

With a range of matching wall & base units with complimentary worktop surfaces and power points. Composite sink and chrome tap, Bosch induction hob, Neff oven and Neff built in microwave oven. Integrated washing machine and space for fridge. Tiled floor with underfloor heating. Under stair pantry.

LANDING

Via carpeted staircase to landing. UPVC window to side aspect, doors to all rooms and stairs to second floor.

BEDROOM ONE

2.60m x 3.08m (8'6" x 10'1")

Carpeted floor, papered walls, papered ceiling with coving.

Fitted wardrobes along one side and additional storage cupboard. UPVC window with fitted blind and night storage heater.

BEDROOM TWO

2.96m x 3.03m (9'8" x 9'11")

Carpeted floor, papered walls, papered ceiling with coving. Fitted wardrobes along one side. UPVC window with fitted blind and night storage heater.

BEDROOM THREE

4.75m x 3.41m (15'7" x 11'2")

Into the converted loft space with carpeted floor, papered walls and ceiling, Double bedroom, Velux windows to rear. Eaves storage cupboard and night storage heater.

WETROOM

1.68m x 1.79m (5'6" x 5'10")

A renewed shower room with UPVC to rear aspect, wash hand basin vanity unit with enclosed W.C. Wet room shower with glazed screen and door and electric shower. Towel radiator and vinyl flooring.

OUTSIDE

REAR

A beautiful rear garden with patio areas, mature plants, shrubs and flowers. Storage shed with electric and power for tumble dryer and chest fridge freezer. The property enjoys a sunny rear aspect and benefits from the westerly orientation.

FRONT

A welcoming frontage with renewed resin driveway and ample off road parking. Side access to rear garden.

TENURE

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

COUNCIL TAX

Band C



