



13 Evansfield Road,  
Llandaff North, Cardiff  
CF14 2FA

Asking Price £299,950  
House - Terraced  
3 Bedrooms

Tenure - Freehold

Floor Area - 962.00 sq ft

Current EPC Rating - D62

Potential EPC Rating - B89

A charming and traditional three bedroom, mid terraced property situated on this popular road in the heart of Llandaff North. This larger than average family home has the benefit of three reception rooms, UPVC double glazing, as well as a modern kitchen. Ideally located to Hailey Park, the Taff Trail and the vibrant villages of Llandaff North and Whitchurch. Close to the highly regarded primary and secondary schools, Llandaff North train station and within easy access to the A470 and M4 motorway. Viewing is highly recommended. NO ONWARD CHAIN.

#### LOUNGE

3.50m x 4.76m (11'5" x 15'7")

Overlooking the front aspect with carpeted floor, papered walls, papered ceiling with coving UPVC bay window, radiator panel and gas fire.

#### DINING ROOM

2.90m x 3.60m (9'6" x 11'9")

Carpeted floor, papered walls, papered ceiling, UPVC window and radiator panel.

#### SITTING ROOM

3.16m x 3.84m (10'4" x 12'7")

A good size reception room with carpeted floor, papered walls, papered ceiling, UPVC window and radiator panel.

#### KITCHEN

3.12m x 2.79m (10'2" x 9'1")

A range of wall and base units and contrasting work surfaces over. Stainless steel one and a half bowl sink. UPVC window to side aspect. Space for gas cooker, washing machine and fridge freezer. Tiled walls, tile effect flooring and UPVC door to rear garden.

#### LANDING

Via carpeted staircase from the hallway. Loft hatch and doors to all rooms.

#### BEDROOM ONE

4.61m x 4.66m (15'1" x 15'3")

Overlooking the front aspect, with carpeted floor, painted walls and papered feature wall, textured ceiling with coving. UPVC windows fitted blinds and radiator with TRV.

#### BEDROOM TWO

2.93m x 3.14m (9'7" x 10'3")

Overlooking the side return, with carpeted floor, painted walls, textured ceiling with coving. UPVC window and radiator with TRV.

#### BEDROOM THREE

3.17m x 2.87 (10'4" x 9'4")

Overlooking the rear, with carpeted floor, painted walls, textured ceiling with coving. UPVC window and radiator with TRV.

#### SHOWER ROOM

2.14m x 1.95m (7'0" x 6'4")

Low level WC, pedestal wash hand basin, walk-in shower with electric shower. Tiled walls and linoleum floor. UPVC window. Cupboard with hot water cylinder.

#### OUTSIDE

##### FRONT

On road, residents parking to the front. Pathway to front door.

##### REAR

A delightful rear garden with patio area and laid lawn. Gated rear lane access.

#### TENURE

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

#### COUNCIL TAX

Band E



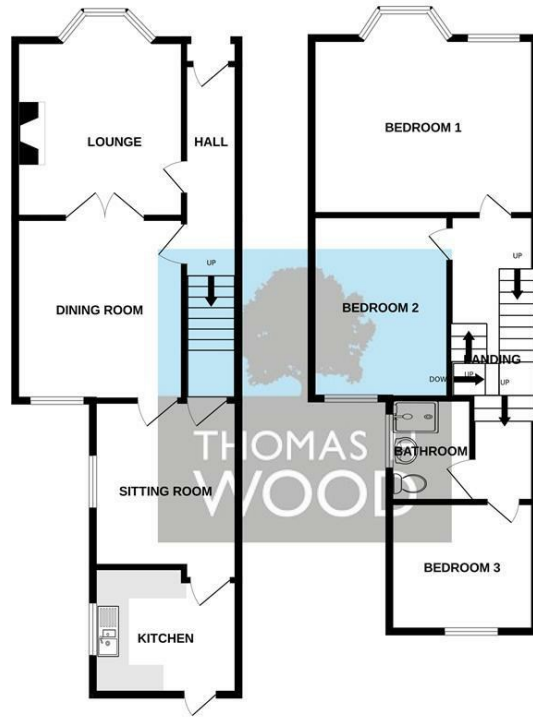






GROUND FLOOR

1ST FLOOR



3 BEDROOM

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 89        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 62                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |