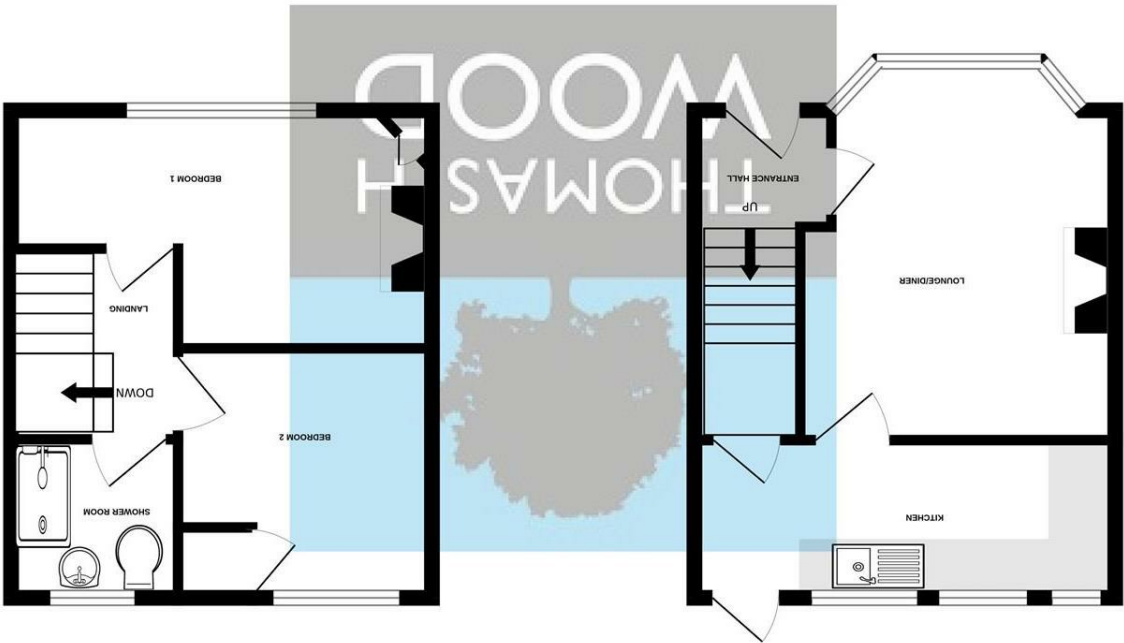


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL FLOOR AREA : 53.7 sq.m. (578 sq.ft.) approx.

2 BED, MID TERRACE



1ST FLOOR
26.2 sq.m. (282 sq.ft.) approx.

GROUND FLOOR
27.5 sq.m. (296 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

www.thomashwood.com

WEBSITE

02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT

THOMAS H
WOOD





38 Cornelly Street,
Llandaff North, Cardiff
CF14 2HR

Asking Price £175,000
House - Terraced
2 Bedrooms

Tenure - Freehold

Floor Area - 578.00 sq ft

Current EPC Rating - D59

Potential EPC Rating - B91

A rare opportunity to purchase this 2 bedroom, mid terrace property, ideally located on Cornelly Street in Llandaff North. The property needs total renovation to include a full electrical rewire, complete central heating system, roof repairs and modernisation. The property offers superb potential to create a lovely home and briefly comprises, entrance hallway, lounge, kitchen, shower room and two bedrooms. The property is sold 'as seen' and with no onward chain.

HALLWAY

Via UPVC front door to hallway. Carpeted floor, 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, paper walls, and ceiling, UPVC window and gas fire. Door to;

KITCHEN

4.77m x 1.79m (15'7" x 5'10")
Overlooking the rear aspect, with wall and base units, work surfaces and stainless steel sink. Space and plumbing for appliances. Under stair cupboard. UPVC windows and door to rear garden.

LANDING

Carpeted staircase to landing. Doors to all rooms and lo0ft access,

BEDROOM ONE

4.77m x 2.96m (15'7" x 9'8")
Overlooking the front, with carpeted floor, papered walls and papered ceiling with coving. Fitted cupboard and Upvc window.

BEDROOM TWO

2.60m x 3.08m (8'6" x 10'1")
Overlooking the rear, with carpeted floor, papered walls and papered ceiling with coving. Fitted cupboard and UPVC window.

SHOWER ROOM

1.68m x 1.79m (5'6" x 5'10")
Low level WC, wash hand basin and double shower. UPVC window to rear.

OUTSIDE

FRONT

The garden has been block paved. Block built boundary walls.

REAR

A good size garden with timber perimeter fencing. * Please note, this is currently inaccessible.

TENURE

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

COUNCIL TAX

Band C



