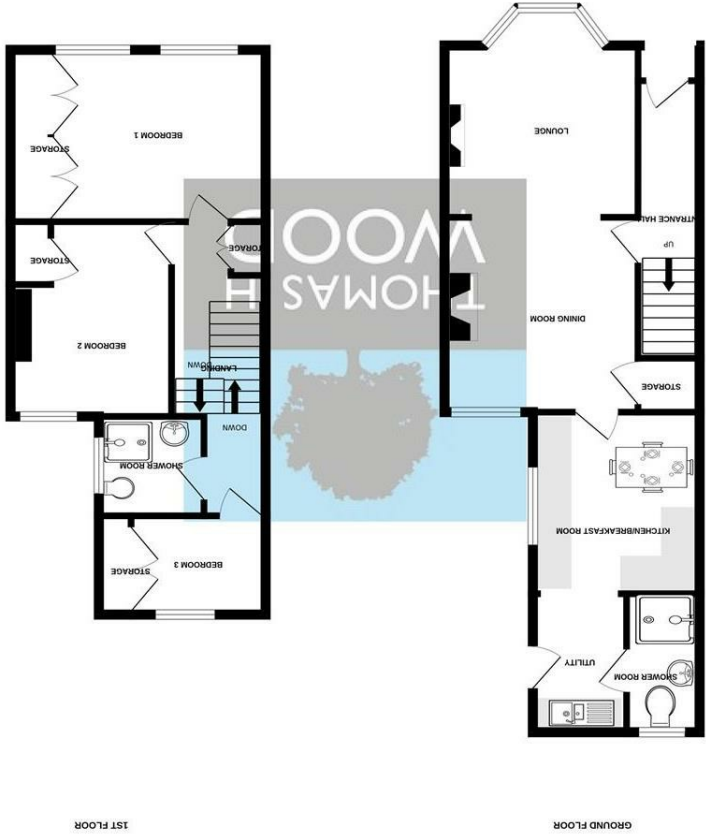


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Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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56 Ty-Mawr Road,
Llandaff North, Cardiff
CF14 2FQ



Asking Price £325,000
House - Terraced
3 Bedrooms

Tenure - Freehold

Floor Area - 938.00 sq ft

Current EPC Rating - C72

Potential EPC Rating - B87



An excellent opportunity to purchase this three bedroom, mid terrace property in the ever popular area of Llandaff North. Well situated and within easy reach of Llandaff North train station and local amenities and shops. Excellent links to Cardiff City centre and the M4 and A48 motorways. Although the property is in need of updating, it has been extremely well maintained by the current family and benefits from an extension to the rear that has created a spacious kitchen and shower room, double glazed uPVC windows throughout and combination boiler. To the rear is a good-sized, well-maintained garden, with access to the lane. Viewings are highly recommended. To be sold with no onward chain.

ENTRANCE

Via partially glazed hardwood door to carpeted hallway with papered walls with dado rail and papered ceiling with coving. Stairs to the first door and door to reception room.

LOUNGE

3.54m x 4.08m (11'7" x 13'4")

Carpeted floor, papered walls and papered ceiling with coving. Feature gas fire and surround. Fitted cupboard to the alcoves. UPVC bay window and radiator with TRV.

DINING ROOM

3.79m x 3.81m (12'5" x 12'5")

Carpeted floor, papered walls with dado rail and papered ceiling with coving. UPVC bay window and radiator with TRV.

KITCHEN

3.15m x 3.30m (10'4" x 10'9")

A range of wall and base units with contrasting work surfaces over. Gas hob, extractor and double electric ovens. Space for fridge, freezer and table and chairs. UPVC window to the side aspects. Laminate flooring and papered walls with coving. Radiator with TRV

UTILITY

1.79m x 2.86m (5'10" x 9'4")

Stainless steel sink, work surfaces and cupboards below. UPVC window to the rear. UPVC door to the side aspect

SHOWER ROOM

1.16m x 2.89m (3'9" x 9'5")

Low level WC, wash hand basin and double shower cubicle with chrome mixer shower. Chrome towel rail and UPVC window to rear. Laminate flooring.

LANDING

Via carpeted floor to split level landing. Doors to all rooms. Loft. Access with pull down ladder.

BEDROOM ONE

4.65m x 3.22m (15'3" x 10'6")

A generous master bedroom overlooking the front aspect to the property with carpeted floor, papered walls and papered ceiling with coving. Fitted wardrobes along one side, UPVC windows and radiator with TRV.

BEDROOM TWO

2.95m x 3.76m (9'8" x 12'4")

A further double bedroom with carpeted floor, papered walls and papered ceiling. UPVC window to rear, radiator with TRV and fitted wardrobes.

BEDROOM THREE

2.21m x 1.47m (7'3" x 4'9")

A single room with carpeted floor, papered walls and papered ceiling with loft hatch access. UPVC window, large airing cupboard with modern Worcester combination boiler.

BATHROOM

2.21m x 1.47m (7'3" x 4'9")

A three-piece suite with low-level WC, pedestal wash hand basin, shower enclosure with electric shower and glazed doors. Part tiled walls, chrome tile radiator and laminate flooring.

OUTSIDE

On road parking to the front.

A delightful rear garden with mature flowers, and shrubs.

TENURE

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

COUNCIL TAX

Band E

