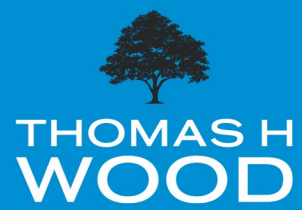




Ty-Mawr Road,  
Llandaff North, Cardiff,  
CF14 2FN



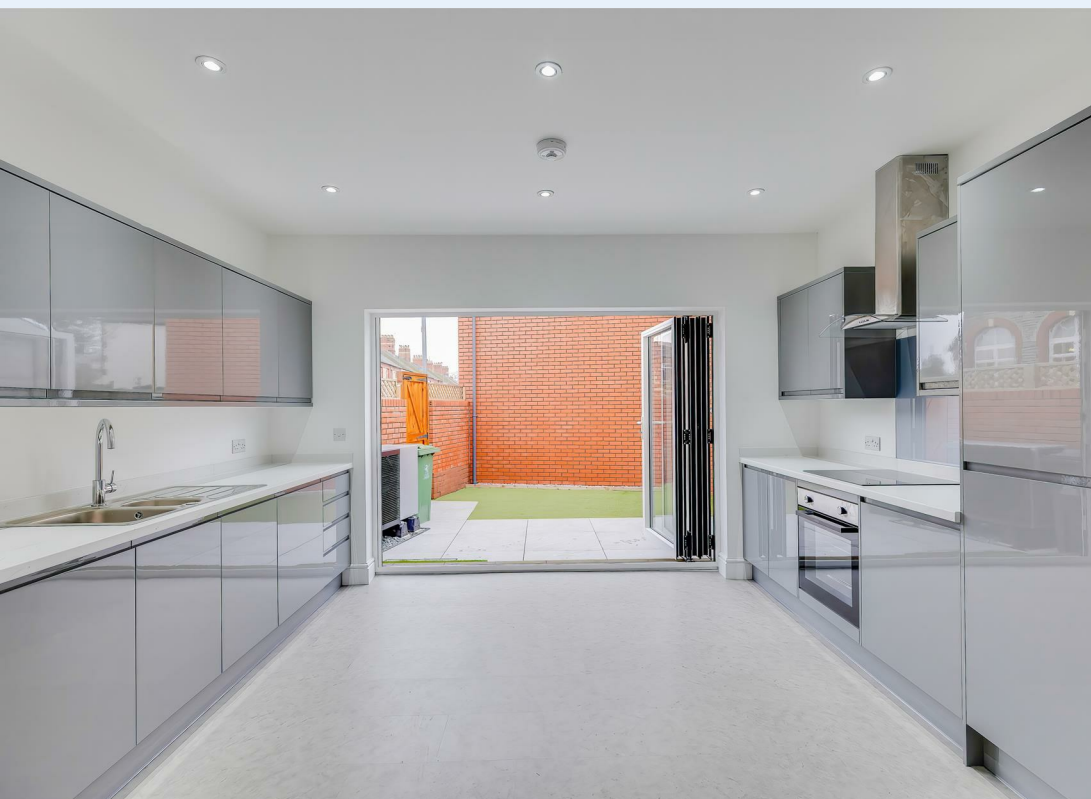
Asking Price  
£450,000

3 Bedrooms  
House - Semi-Detached

A superb opportunity to acquire a comprehensively refurbished and future-proof eco home, finished to a very high standard throughout. Sustainability and efficiency are at the heart of this renovation, with the installation of an air source heat pump, zonal underfloor heating, solar panels with battery storage, upgraded insulation, mechanical ventilation and energy-efficient windows and doors.

The accommodation is well balanced and thoughtfully arranged, combining versatile reception spaces with an impressive open plan kitchen/diner, perfectly suited to modern family life and entertaining, along with a separate sitting room. The result is a low-running-cost, turnkey home ready for immediate occupation.

The property occupies a highly desirable position close to Hailey Park, Llandaff North train station and the popular villages of Llandaff North and Whitchurch, offering an excellent blend of green space, connectivity and everyday amenities.



### ENTRANCE HALLWAY

Welcoming entrance hall providing access to the ground floor accommodation and staircase to the first floor, with door to cellar.

### GROUND FLOOR W.C./UTILITY

4'11" x 9'2"

Contemporary cloakroom with low-level WC and wash hand basin, part-tiled walls, UPVC window, high-gloss storage units and work surface, with space for washing machine and tumble dryer.

### OPEN PLAN KITCHEN/DINER

11'1" x 22'2"

Superb open plan kitchen and dining space finished to a high standard, featuring a range of high-gloss wall and base units with contrasting work surfaces, integrated appliances, double oven, electric hob with extractor and bi-folding doors opening to the rear garden.



## Features

- Fully refurbished, energy-efficient eco home
- Air source heat pump with zonal underfloor heating
- Solar panels with battery storage
- New roof, insulation and mechanical ventilation throughout
- Open plan kitchen/diner ideal for modern living
- Three well-proportioned bedrooms
- Ground floor WC, utility and cellar
- Close to the excellent public transport links, highly regarded schools and the excellent local amenities
- Viewings highly recommended

### LOUNGE

10'11" x 13'6"

Comfortable reception area open plan from the kitchen/diner, with UPVC bay window to the front.

### SITTING ROOM

12'5" x 14'6"

Versatile additional reception room suitable as a snug, family room or home office, with dual UPVC windows and cupboard housing the underfloor heating manifold.



**FIRST FLOOR**

**LANDING**

Accessed via a feature staircase.

**BEDROOM ONE**

10'11" x 13'6"

Generous principal bedroom finished to a high standard with laminate flooring and air circulation vent.

**BEDROOM TWO**

13'3" x 12'4"

Spacious double bedroom with UPVC windows to the front and side aspects, laminate flooring and air circulation vent, with cupboard housing heating controls.

**BEDROOM THREE**

7'1" x 11'8"

Well-proportioned third bedroom, ideal as a child's room or home office.

**FAMILY BATHROOM**

6'9" x 7'4"

Stylish three-piece suite comprising a P-shaped bath with shower over, WC and wash hand basin set within a vanity unit, fully tiled walls and modern fittings.

**OUTSIDE**

**REAR**

Porcelain paved patio leading to artificial lawn, with outside lighting, power points, cold water tap, gated access to footpath and floor-mounted air source heat pump.

**CELLAR**

Useful storage space, that also houses the hot water cylinder, solar controls and battery pack.

**TENURE**

This property is understood to be Freehold. This will be verified with buyer's solicitor.

**COUNCIL TAX**

Band

**Information**

- Tenure: Freehold
- Current EPC Rating: A
- Council Tax Band: Exempt
- Potential EPC Rating: A
- Floor Area: 1487.20 sq ft



3 BEDROOMS



1 BATHROOMS



2 RECEPTION ROOMS



ENERGY RATING: A



Total area: approx. 1487.2 sq. feet



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	99	99
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



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