



Llanover Road

| Michaelston | Cardiff | CF5 4TH

Hern and Crabtree

LLANOVER ROAD

Guide Price £260,000



Quite simply superb! A completely transformed three bedroom mid-terrace town house that has been finished to a high specification throughout. This versatile, stylish family home is ready for the next occupier to move straight in.

Set over three stories, the accommodation briefly comprises: Entrance Hall, Cloakroom and Sitting Room to the ground floor. To the first floor is a spacious Lounge that opens up into an open plan Kitchen/Diner with french doors onto the Rear Garden. The top floor has Three Good Size Bedrooms and a contemporary Four Piece Bathroom Suite. The property further benefits from a landscaped rear garden as well as two off street parking spaces to the front.

Llanover Road is perfectly placed close to Culverhouse Cross which offers excellent M4 and A4050 links to the city centre along with good public transport routes on hand. There is a large retail park nearby including Tesco Extra, B&Q and Marks & Spencer. Internal viewings are an absolute must!

Entrance

Entered via a double glazed pvc front door, stairs to the first floor, built in storage cupboard, radiator, vinyl floor.

Cloakroom

Double obscure glazed window to the front, w.c and wash hand basin, heated towel rail, vinyl floor.

Sitting Room

13'4 max x 9'3 max
Double glazed window to the front, radiator, built in cupboard.

First Floor Landing

Stairs rise up from the entrance hall with wooden handrail and glass ballustrade, stairs rise up to the second floor.

Living Room/Kitchen/Diner open plan

19'5 x 11'10 max
Double glazed window to the front, double glazed door

to a sitting balcony, radiator, wood laminate floor.

Kitchen/Diner

19'5 max x 11'8 max
Double glazed French doors to the garden, kitchen laid with wall and base units with worktop over, one and a half bowl ceramic bowl with mixer tap, pour ring electric hob, cooker hood above and integrated oven, integrated wine rack, space for fridge/freezer, radiator and vertical radiator, utility cupboard with plumbing for washing machine, space for double stack tumble condenser, wood laminate floor.

Second Floor

Stairs rise up from the first floor landing with a dogleg staircase, access to loft space via ladder.

Bedroom One

11'11 x 9'11
Double glazed window to the front, radiator, built in wardrobe, wood laminate floor.

Bedroom Two

9'10 x 11'9 max
Double glazed window to the rear, radiator, wood laminate floor.

Bedroom Three

9'3 x 8'3
Double glazed window to the front, radiator, airing cupboard with Ideal gas combination boiler, wood laminate floor.

Bathroom

9'2 x 6'7
Double obscure glazed window to the rear, bath with central mixer tap, walk in shower with plumbed shower, w.c and wash hand basin, heated towel rail, vinyl floor.

Rear Garden

The garden is accessed from the dining area, has concrete retaining wall, patio, timber steps with led lighting leading to an Astro turf lawn, gate access to the front.

Front

Parking for at least two vehicles side by side, outside cold water tap.

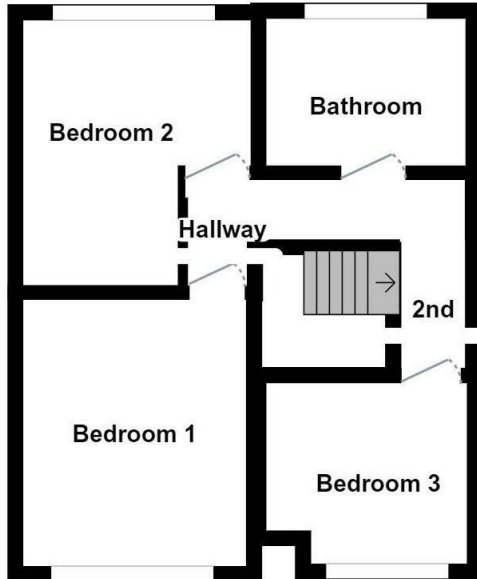
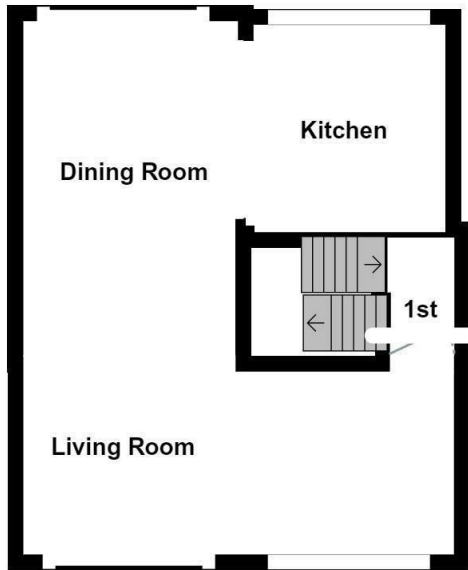
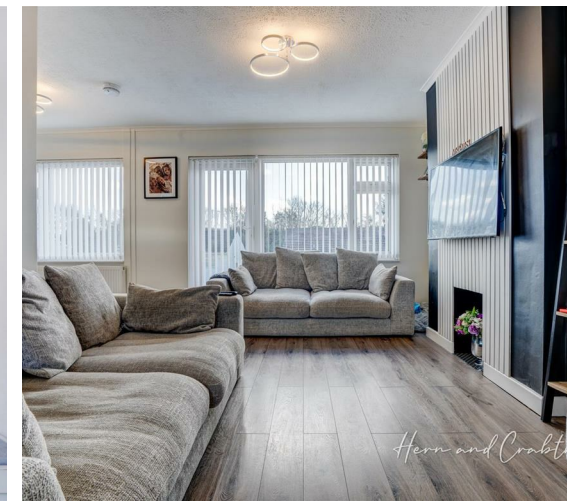
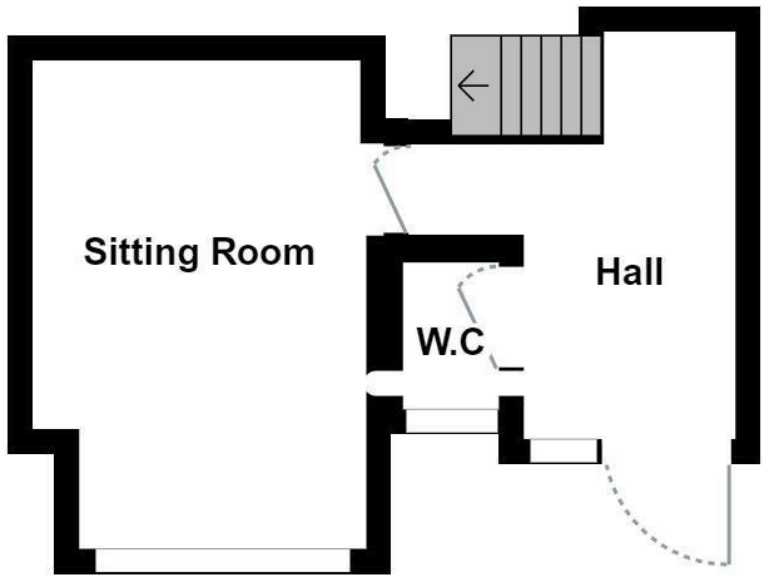
Tenure and additional information

We have been advised by the seller that the property is freehold.



Call Hern & Crabtree to arrange a viewing on **02920 555 198**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.