



# Copleston Road

| Llandaff North | Cardiff | CF14 2JF





# COPLESTON ROAD

Guide Price £299,950



No Chain! A traditional bay fronted, three bedroom mid-terrace house located adjacent to the Taff Trail and within walking distance to Ysgol Glantaf.

In need of modernisation throughout but offering excellent potential, the accommodation briefly comprises: Entrance Hall, Lounge, Sitting Room, and an open Plan Kitchen/Diner to the ground floor. To the first floor are Three Good Size Bedrooms and a Shower Room. The property further benefits from a lovely size rear garden as well as a small courtyard to the front.

Copleston Road is perfectly suited close Llandaff North High Street that offers a variety of shops and amenities. Hailey Park, the Taff Trail and Llandaff Rowing club are within walking distance and there are excellent bus and train links close by.

## Entrance Hall

Entered via a double glazed pvc front door, laminate floor, radiator, stairs to the first floor.

## Lounge

13'7 max x 11'10 max

Double glazed bay window to the front, radiator, wood laminate floor.

## Sitting Room

9'9 x 11'3

Double glazed window to the rear, radiator, laminate floor.

## Kitchen/Diner

25'8 max x 8'10 max

Double glazed window to the side and rear, wall and base units with worktop over, stainless steel sink, four ring gas hob with cooker hood above and integrated oven, plumbing for a washing machine, understairs cupboard, radiator, part tiled and part laminate floor.

## First Floor Landing

Stairs rise up from the hall, access to loft space.

## Bedroom One

14'3 x 11'4

Twin double glazed windows to the front, two radiators, built in wardrobe.

## Bedroom Two

11'3 x 8'9

Double glazed window to the rear, radiator, built in wardrobe.

## Bedroom Three

9'6 x 11'

Double glazed window to the rear, radiator, cupboard housing a gas combination boiler.

## Bathroom

7'4 x 6'3

Double obscure glazed window to the side, easy access electric shower, w.c and wash hand basin, pvc aqua boards, radiator, vinyl floor.

## Garden

Enclosed garden with part picket fence, stone chippings.

## Front

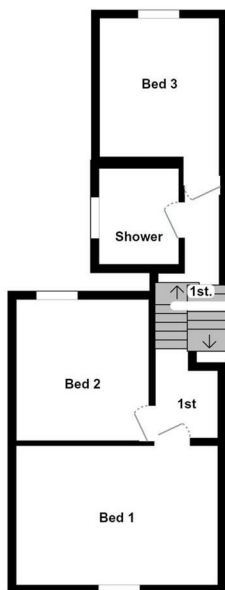
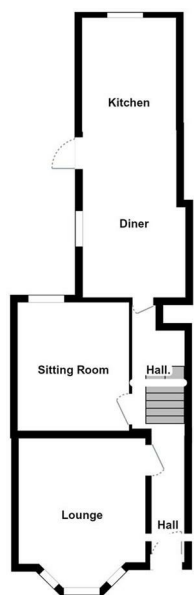
A forecourt front.





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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.