



Andrews Road

| Llandaff North | Cardiff | CF14 2JP



ANDREWS ROAD

Offers In Excess Of £245,000



An attractive, stone fronted three bedroom mid-terrace house located a stone's throw away from Hailey Park and Llandaff North High street. This would make a perfect first time buy or investment property!

Tastefully presented and well proportioned this stylish yet so homely property briefly comprises: Entrance Hall, Open Plan Lounge/Diner, Fitted Kitchen and Bathroom to the ground floor. To the first floor are Three Good Size Bedrooms . The property further benefits from a fantastic size private garden to the rear and a single brick built storage area with rear lane access.

Andrews Road is quiet no through road, perfectly suited close to 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

Entered via a front door with obscure window, stairs to the first floor, radiator, laminate flooring.

Lounge

10'1 x 10'5

Double glazed window to the front, double glazed door to the rear, radiator, built in storage units.

Dining Area

10'9 x 11'6

Radiator, laminate floor

Kitchen

8'6 max x 8'7 max

Double glazed window to the side, obscure door leading to the garden, wall and base units with worktops over, space for washing machine and space for fridge/freezer, stainless steel sink and drainer, a four ring gas hob with cooker hood above and integrated oven.

Downstairs Bathroom

8'1 x 4'3

Double obscure glazed window to the rear, electric shower, w.c and wash hand basin, radiator.

First Floor Landing

Stairs rise up from the hall with wooden handrail.

Bedroom One

13'9 x 10'4

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

Bedroom Two

10'5 x 8'6 max

Double glazed window to the rear, radiator, built in wardrobes, access to loft space.

Bedroom Three

9'4 x 7'10

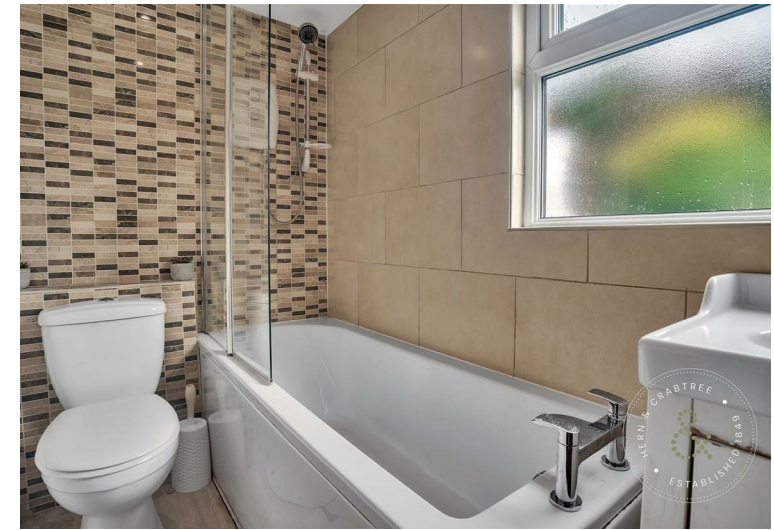
Double glazed window, radiator, restricted head height.

Rear Garden

Gate to the rear lane, grass and paved patio area, large purpose built storage shed.

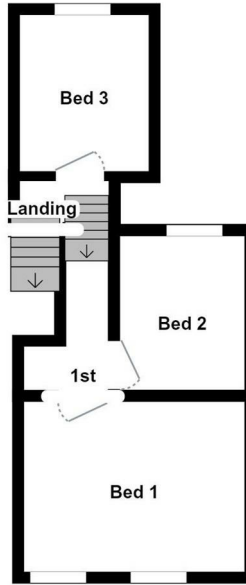
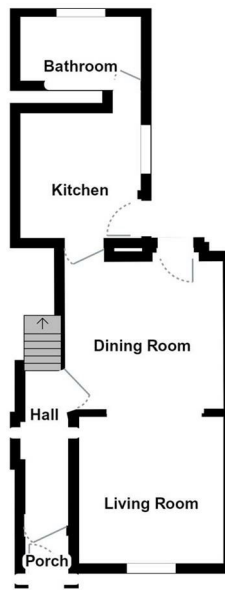
Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is D.



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		90
(81-91) B		
(69-80) C		68
(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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<https://www.hern-crabtree.co.uk>



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.