



Waungron Road

| Llandaff | CARDIFF | CF5 2JJ

# WAUNGRON ROAD

Guide Price £375,000



No Chain! A wonderfully appointed first floor apartment with its own private entrance, off street parking and terrace overlooking the communal gardens, located on this popular tree lined street in Llandaff.

The property offers light and spacious living space and the accommodation briefly comprises: Entrance Porch with stairs leading up to the Hallway, generous size Lounge, Fitted Kitchen with doors out onto the Terrace, Two Double Bedrooms and a Four Piece Bathroom Suite. The property further benefits from a well maintained communal garden, off street parking and a single garage as well as a private management company with a share of the freehold.

Waungron Road is situated within easy walking distance of Victoria Park, Llandaff High Street and Insole shops. Llandaff is a popular and sought after residential suburb conveniently located for schools. The high street offers shops, cafés, public houses, restaurants and banks, including a commuter railway station and a frequent bus service to and from the City Centre Waungron railway station is close by.

## Entrance Porch

Approached via a part panelled front entrance door, windows with side and front aspect, carpeted threshold.

## Entrance Hall

Approached via an independent original part panelled front entrance door with upper light windows leading to a carpeted single flight staircase with handrail and dado rail that leads to the first-floor landing.

## First Floor Landing

Large open spindle balustrade landing, bright with high cornice ceiling, picture rail and square panel ceiling rose, full height timber casement window with diamond leaded upper lights with side aspect, two radiators, built out storage cupboard, useful under stair storage cupboard

## Kitchen

9'8 x 9'3

Fitted along two sides with a stylish range of modern floor and eye level units with panel fronts and slim line chrome handles beneath solid granite worktops, granite splashbacks, impressive

three oven range cooker with four ring gas hob plus centre wok burner, integrated grill and integrated fan assisted oven. White Armitage Shanks Belfast style sink with power jet mixer taps and granite drainer, glass fronted eye level display cabinets with glass shelves and upper lights, integrated wine cooler, space with plumbing for an automatic washing machine, integrated fridge and separate integrated freezer. PVC double glazed French doors opening on to a first floor balcony

## Balcony

Largely decked with decorative railing balustrade, sun trap facing the south facing rear gardens, access to Flat C, steel staircase to rear gardens.

## Lounge

18'7 x 13'4

Lounge 18' 7" x 13' 4" charming room with a stunning ornate high cornice ceiling with picture rails, shaped ceiling rose and dado rail. Large timber casement window with outlooks on to tree lined Waungron Road, double radiator, two alcoves - one fitted with extensive

bookshelves and low level cupboards, cast iron character fireplace, original traditional panel door to landing, double doors opening to Bedroom Two.

## Bedroom One

18'1 x 11'7

Fitted along one side with extensive built out wardrobes with panel doors and characteristic architrave's, large window with original window shutters and outlooks on to tree lined Waungron Road, double radiator, high cornice ceiling, panelled walls, original picture rails, square shaped ceiling rose. Large and useful full height walk-in wardrobe complete with window providing potential.

## Bedroom Two

14'9 x 9'4

Approached from the landing via a traditional panelled entrance door, leading to a double size second bedroom with high cornice ceiling, picture rail, two alcove wardrobes - one housing a Worcester gas combi boiler. PVC double glazed window to rear equipped with stylish and contemporary Parisian fixture shutter blinds, dado rail, double doors to lounge.

## Bathroom

Stylish and contemporary Bellavista white suite with part ceramic tiled walls comprising large oversized roll top bath with chrome mixer taps and chrome pop-up waste, shaped contemporary mounted Dolphin Bathroom wash hand basin with chrome mixer taps, slim line W.C. with concealed cistern, separate corner ceramic tiled shower cubicle with clear glass shower doors and screen and chrome waterfall shower fitment. Electric underfloor heating. Stylish contemporary vertical towel rail/radiator, tiled flooring, two PVC double glazed windows to rear each fitted with stylish and contemporary Parisian fixture shutter blinds. High cornice ceiling with picture rail. Approached from the landing via an original traditional panel door. Mirrored walls.

## Front Gardens

Finished in Astro turf and enclosed on two sides by mature hedgerow affording privacy and security.

## Entrance Driveway

Block paved private off-street vehicular entrance drive providing parking for three vehicles minimum and approached via a dropped kerb access from Waungron Road, enclosed to the front for privacy by mature high hedgerow and to the side by block built boundary walls.

## Detached Garage

Detached garage, with pitched roof externally finished in rough cast render, and approached via double doors with glass upper lights. Internal courtesy window to rear.

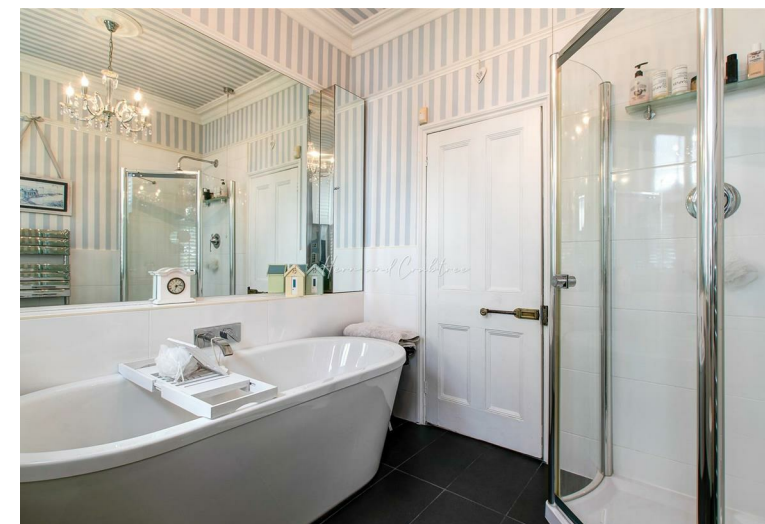
## Rear Garden

South facing and enclosed by high brick and stone built boundary walls to afford privacy and security, comprising of a small paved patio and an Astro turf lawn edged with borders of flowering shrubs and plants and enclosed on one side by timber fencing.

## Tenure and Additional Information

We have been advised by the seller that the property is leasehold with a share of the freehold. We have been advised by the vendor that the lease will be extended to 950 years on completion. The Ground Rent and Service Charges are £0. Any works that are required are split between the 3 flats, as and when they are needed.

Council Tax Band - D



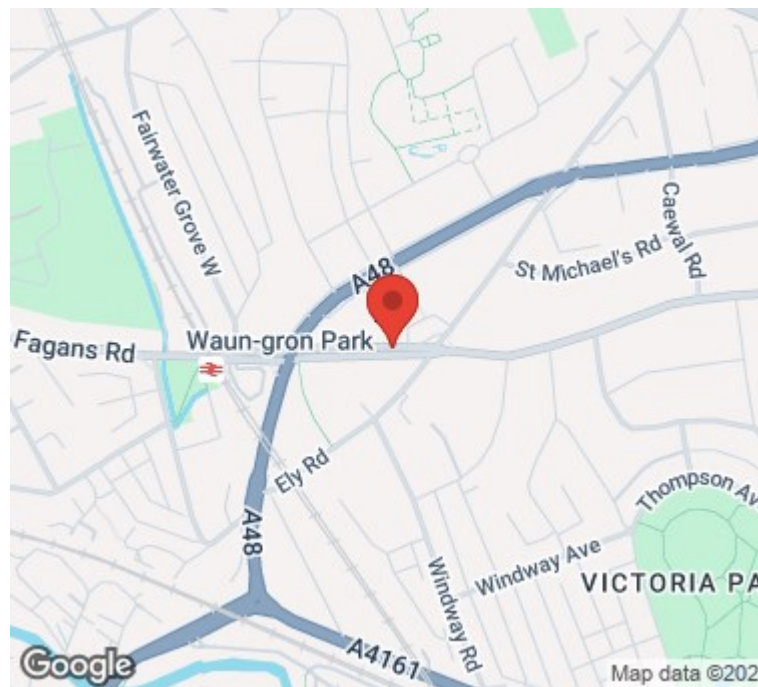
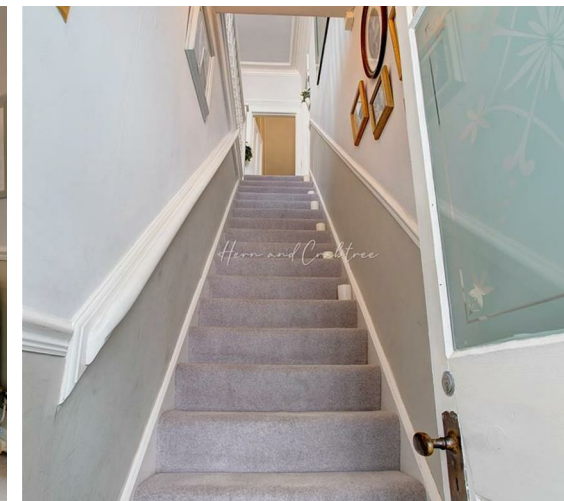
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For illustration purposes only. Not to scale.

### First Floor



### Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</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		
<b>England &amp; Wales</b>		<b>81</b>
		EU Directive 2002/91/EC



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ  
 Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

<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.