

# Copleston Road

LLANDAFF NORTH, CARDIFF, CF14 2JF

**GUIDE PRICE £375,000**

**Hern &  
Crabtree**





# Copleston Road

Nestled at the end of this popular street in Llandaff North, is this delightful four-bedroom end-terraced period home that boasts timeless character combined with modern convenience. It is located just moments from the scenic Taff Trail, Hailey Park, and Llandaff North train station as well as being a stones throw away from Ysgol Glantaf.

A welcoming entrance hall leads to a bright lounge that opens seamlessly into the dining room, alongside a modern fitted kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom. The loft has been converted to create a stunning master bedroom that boasts a Juliet balcony, a modern en-suite bathroom, and an adjoining home office or dressing room.

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



**1269.00 sq ft**

### Entrance Hall

Entered via a storm porch with tiled floor and tiled siding then into hall via a wood front door with obscure glazed panels to the side and above, stairs to the first floor with understairs storage, radiator, wood flooring.

### Dining Room

11'11 x 11'11

Double glazed bay window to the front, radiator, coved ceiling, cast iron fireplace with tiled hearth, built in cupboards and shelving, wood parquet flooring.

### Lounge

16' x 13'4

Entered via double glass doors, double glazed window to the side, storage cupboard, a working gas fireplace with wooden surround and slate hearth. Oakwood flooring.

### Kitchen

13' x 8'9

Double glazed window to the rear, skylight window, kitchen fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, radiator, tiled flooring, door leading out to the rear garden.

### First Floor Landing

Stairs rise up from the entrance hall, window to the side, stairs to the second floor.

### Bedroom One

11'11 x 10'11

Double glazed bay window to the front, radiator, picture rail.

### Bedroom Two

13'9 x 10'5

Double glazed window to the rear, radiator, picture rail.

### Bedroom Three

8'9 x 5'4

Double glazed sash window to the front, radiator, picture rail.

### Bathroom

6'8 x 6'

Double obscure glazed sash window to the side, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls and floor.

### Second Floor Landing

Stairs rise up from the first floor.

### Bedroom Four

16'4 x 9'9

Double glazed doors to the rear with balcony, vertical radiator, luxury vinyl flooring.

### En Suite

6'9 x 7'10

Double glazed skylight window to the front, walk in corner shower, bath, w.c and wash hand basin, heated towel rail, laminate flooring.

### Office/Dressing Room

8'3 x 6'6

Double glazed skylight window to the rear, radiator, luxury vinyl tiles. Restricted head height maximum head height is 6'

### Rear Garden

Low rise wall, lawn and decked area, cold water tap, mature flower borders.

### Front

Paved driveway, flower borders.

### Tenure and additional information

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

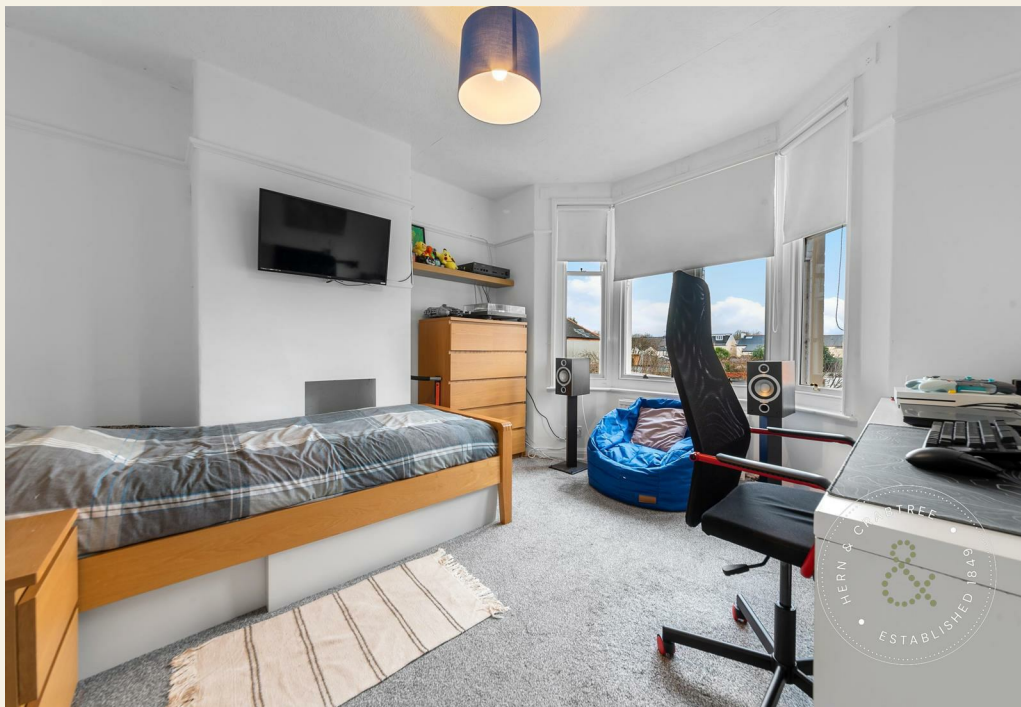
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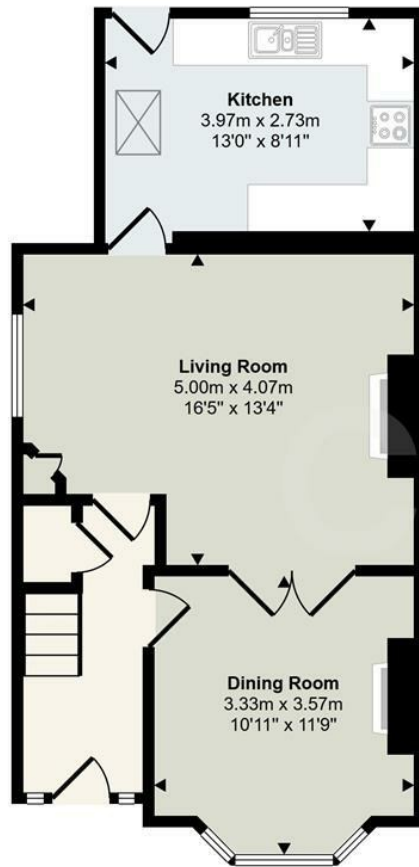




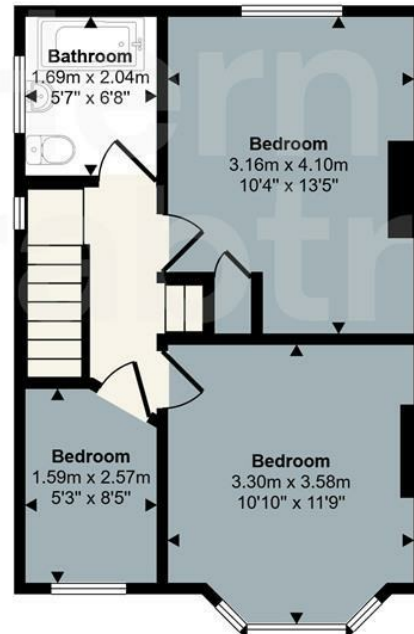


Approx Gross Internal Area  
118 sq m / 1269 sq ft

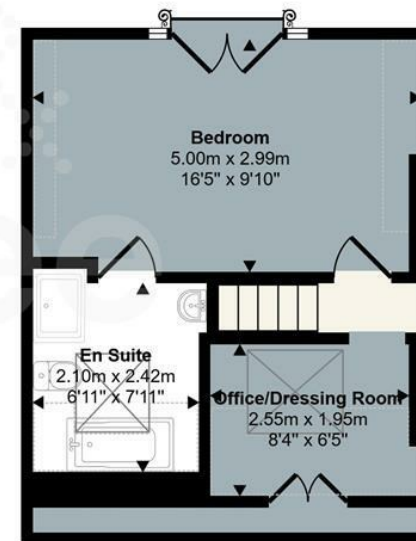
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	77
	EU Directive 2002/91/EC	



Ground Floor  
Approx 49 sq m / 525 sq ft



First Floor  
Approx 38 sq m / 405 sq ft



Second Floor  
Approx 31 sq m / 339 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.





**Hern &  
Crabtree**

02920 555 198



llandaff@hern-crabtree.co.uk



hern-crabtree.co.uk



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



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