

Station Road

LLANDAFF NORTH, CARDIFF, CF14 2FB

GUIDE PRICE £129,950

**Hern &
Crabtree**



Station Road

Cash buyers only due to the length of the lease. Attention Investors, in need of modernisation but offering excellent potential! A spacious two bedroom third floor apartment with no onward chain and views over to Hailey Park, situated in the heart of the village in Llandaff North. This apartment would make a perfect first time buy or investment.

The accommodation briefly comprises: Communal entrance with stairs rising to the third floor, entrance hall, good size lounge, fitted kitchen, two bedrooms and bathroom. The property further benefits from a single garage.

Station Road is perfectly placed a stones throw away from the local shops, cafes and amenities as well as having the Llandaff North train station and the taff trail close by. Internal viewings are highly recommended!



681.00 sq ft

Entrance

Stairs from the communal entrance.

Entrance Hall

Obscure double glazed window to the front. Radiator.
Glazed door to living room/Diner.

Living Room/Diner

18'10" x 12'0"
Double glazed window to the front. Two radiators. Wood block flooring. Gas fireplace. Door to the kitchen.

Kitchen

11'11" x 7'10"
Double glazed window to the rear and a double glazed pvc double opening to a Juliette balcony with glass balustrade to the rear aspect. The kitchen is fitted with wall and base units and worktops. Sink and drainer. Space and plumbing for washing machine. Space for further appliances. Built-in cupboard. Cupboard with gas combi boiler. Tiled walls and floor.

Bedroom One

8'11" x 12'1"
Double glazed window to the rear. Wood block flooring. Radiator.

Bathroom

5'11" x 8'10"
Obscure double glazed window to the rear. Bath with electric shower over, w/c and wash hand basin. Tiled walls and vinyl flooring. Radiator.

Bedroom Two

7'11" x 11'11"
Double glazed window to the rear. Radiator.

OUTSIDE

Garage in block.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions,

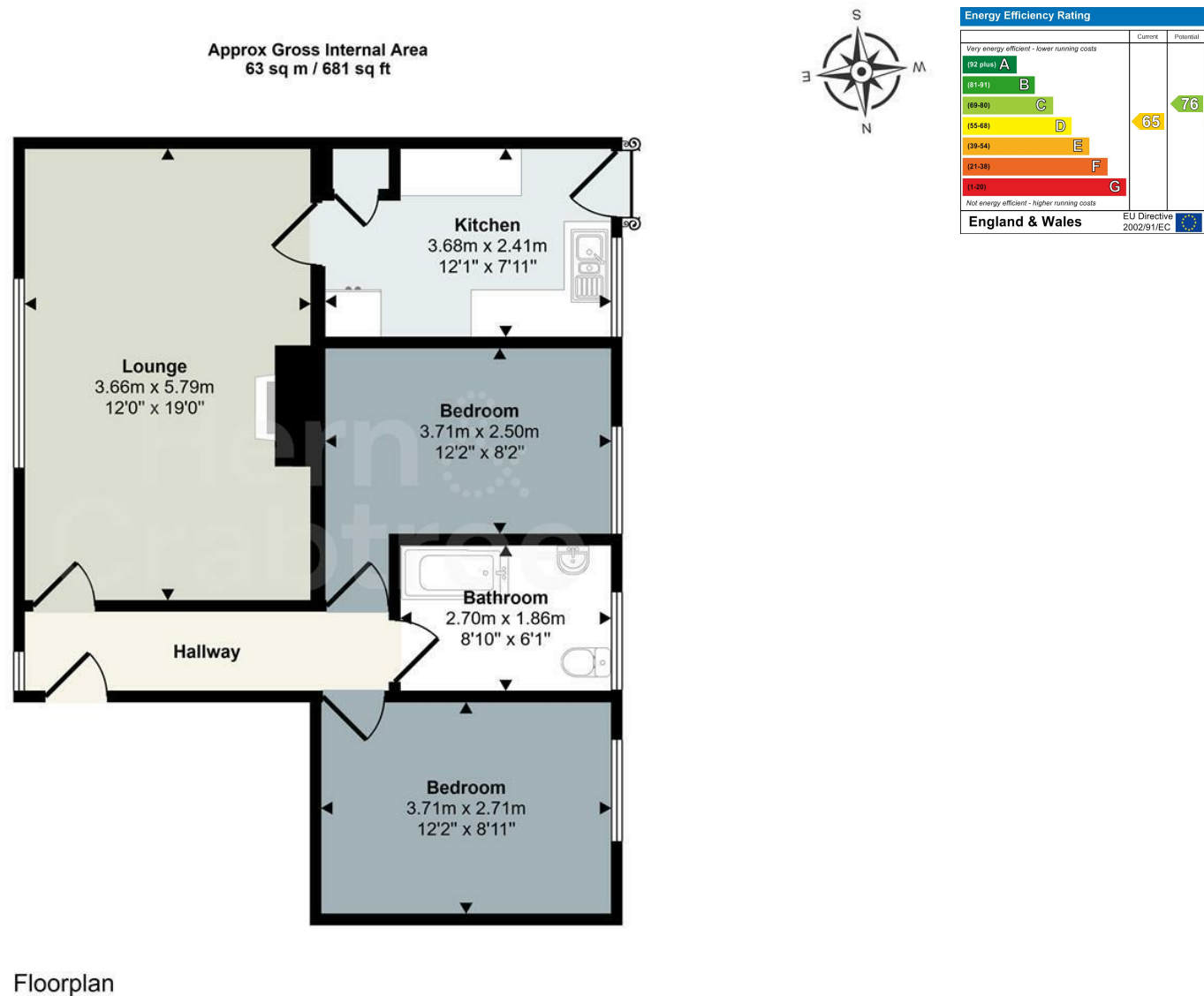
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Tenure and Additional Information

We have been advised by the vendor that the property is Leasehold.. no ground rent paid, Service Charges £50.00 paid per month,. Epc - D. Council Tax - C
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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.

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**Hern &
Crabtree**

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