

Mary Street

LLANDAFF NORTH, CARDIFF, CF14 2JQ

GUIDE PRICE £330,000

**Hern &
Crabtree**



Mary Street

No chain. Rarely available. A wonderful three bedroom mid terrace house that has been recently refurbished, situated on this quiet no through road in Llandaff North. The property is perfectly situated overlooking the tennis courts of Hailey Park and the Taff Trail.

Ready for the next occupier to move straight in, the accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, Fitted Kitchen and Shower Room to the ground floor. To the first floor are Three Good Size Bedrooms and a W.C. The property further benefits from a private courtyard rear garden.

Mary Street is a leafy no through road and is 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. There are also good primary and secondary schools of both Welsh and English medium within walking distance. Internal viewings are highly recommended!



Entrance

Entered via a composite front door, stairs to the first floor, radiator, laminate flooring.

Living Room

11'4 x 14'3

Double glazed bay window to the front overlooking the park, radiator, built in cupoard, fireplace with wooden surround and slate hearth, laminate floor.

Dining Room

11'3 x 12'3

Double glazed window to the rear, radiator, understairs storage cupboard, laminate flooring.

Kitchen

10'3 x 10'3

Double glazed window to the side, wall and base units with worktop over, stainless steel sink and drainer, a four ring gas hob with electric oven beneath, integrated fridge and freezer, integrated dishwasher and washing machine, boiler, tiled floor.

Downstairs Bathroom

5'3 x 10'1 max

Double obscure glazed window to the rear, a walk in corner shower, w.c and wash hand basin, heated towel rail.

First Floor Landing

Stairs rise up from hallway, access to loft space.

Bedroom One

14'7 x 10'7

Twin double glazed windows to the front overlooking Hailey Park, radiator.

Bedroom Two

12' x 9'5

Double glazed window to the rear, radiator.

Bedroom Three

6'4 x 9'9

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

W. C

Double obscure glazed window to the side, w.c, and wash hand basin, heated towel rail, tiled floor.

Rear Garden

Enclosed by low rise brick wall, paved area, cold water tap, garden shed, gate to the rear lane access.

Front

A forecourt front with low rise wall, railings and pedestrian gate.

Tenure and additional information

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

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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		EU Directive 2002/91/EC

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



Hern & Crabtree

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