

# Gabalfa Road

LLANDAFF NORTH, CARDIFF, CF14 2JJ

GUIDE PRICE £410,000

Hern &  
Crabtree





# Gabalfa Road

A beautifully appointed and extended three bedroom with a loft room, mid-terrace home, located on a sought-after street in the heart of Llandaff North. Full of charm and character, yet thoughtfully updated with a modern open-plan kitchen, diner, sitting area with bi-folding doors onto the garden, this property offers the ideal setting for family living.

Set over three spacious floors, the accommodation briefly comprises: a welcoming entrance hall with original period tiled flooring, downstairs shower room, a stylish through lounge and sitting room, a bright open-plan kitchen/diner/sitting area with bi-folding doors onto the garden perfect for entertaining to the ground floor. The first floor features three generously sized double bedrooms and a family bathroom. A staircase then leads to a spacious, converted loft room offering versatile additional space. The property further benefits from a well stocked rear garden with a private sitting area.

Gabalfa Road is ideally positioned within easy reach of a wide range of local shops and amenities. The scenic Hailey Park, Taff Trail, and Llandaff Rowing Club are all within walking distance, and the area is well-served by excellent bus and train links.

Internal viewings are highly recommended to fully appreciate all this superb family home has to offer.



**1591.00 sq ft**

### Entrance Porch

Entered via a wood front door with a vertical glazed inset, tiled walls and floor.

### Hall

Entered via wood front door, coved ceiling, radiator, dado rail, stairs to the first floor with understairs storage, original tiled floor.

### Living Room

Double glazed bay sash windows to the front, vertical radiator, coved ceiling, fireplace with wooden mantle and cast iron back and slate hearth, wooden flooring.

### Dining Area

Double glazed window to the rear, vertical radiator, fireplace with slate surround and hearth with wood burner, coved ceiling, wooden flooring.

### Kitchen

Double glazed window to the side, wall and base units with worktop over, central island, one and a half bowl stainless steel sink with draining grooves, a five-ring gas hob with Neff oven beneath, integrated dishwasher and washing machine, space for American style fridge, vertical radiator, tiled floor, double glazed bi-fold door to the rear garden, double glazed skylight windows, vertical radiator, wood burner.

### Shower Room

Double obscure glazed window to the side, walk-in corner shower, w.c. and wash hand basin, heated towel rail, tiled walls and floor.

### First Floor

Stairs rise up from the hall, dado rail, access to secondary loft space, stairs to the second floor.

### Bedroom One

Double glazed sash bay window to the front and additional double glazed sash window to the front, radiator, coved ceiling, picture rail.

### Bedroom Two

Double glazed window to the rear, radiator, original fireplace.

### Bedroom Three

Double glazed window to the rear, radiator.

### Bathroom

Double obscure glazed window to the side, a corner bath with mixer tap and shower attachment along with a power shower over, w.c and wash hand basin, heated towel rail, tiled walls and floor.

### Loft Room

Wooden stairs rise up from the first floor landing, double glazed skylight windows to the front and rear, exposed brick wall, wood laminate flooring.

### Rear Garden

Enclosed by a stone wall, paved patio area, step up to a pathway and shrubs, gravel sitting area, cold water tap, gate to the rear.

### Front

Low rise brick wall with railings above, lawn and flower borders, pedestrian gate.

### Tenure and additional information

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

### Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.







Approx Gross Internal Area  
148 sq m / 1591 sq ft



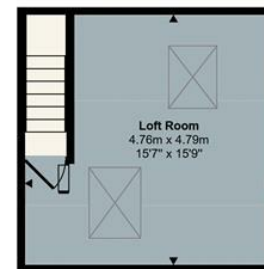
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England & Wales		EU Directive 2002/91/EC



Ground Floor  
Approx 67 sq m / 720 sq ft



First Floor  
Approx 58 sq m / 628 sq ft



Second Floor  
Approx 23 sq m / 243 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.

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