

Cardiff Road

LLANDAFF, CARDIFF, CF5 2DT

GUIDE PRICE £239,950

Hern & Crabtree



# Cardiff Road

No chain. This charming stone-fronted mid-terrace home enjoys an enviable position directly opposite The Cathedral School, in the heart of Llandaff. Full of character and potential, it presents a fantastic opportunity for those buyers looking to make their own.

The accommodation comprises two good size reception rooms, along with a fitted kitchen and a w.c. Upstairs are two generous bedrooms and a family bathroom, making it ideal for first-time buyers, downsizers, or investors.

To the rear is a pleasant garden, perfect for relaxing or entertaining. With Llandaff Cathedral, local shops, cafés, restaurants, well-regarded schools, and transport links all close by, this is a rare opportunity to secure a character home in a prime village location. Early viewing is advised.



# 1015.00 sq ft

## Entrance

Entered via a composite door into a small porch.

## Porch

Part tiled walls. Wood laminate flooring. Door into the hallway.

## Hallway

Stairs to the first floor with understairs storage cupboard. Coved ceiling. Radiator. Laminate flooring.

## Lounge

Double glazed bay window to the front. Radiator. Coved ceiling with ceiling rose. Gas fireplace.

## Dining Room

Door leading out to the rear garden. Radiator.

## Kitchen

Double glazed window to the side. Two wall units and base units with laminate worksurfaces. Sink and drainer. Wood laminate flooring. Radiator. Space for appliances.

## Inner hallway

Double glazed obscure window to the rear. Door to the side leading out to the rear. Laminate flooring.

## W/c

Obscure double glazed window to the rear. W/c.

## FIRST FLOOR

Dog leg staircase to the first floor.

## Landing

Wooden banister.

## Bathroom

Double glazed window to the rear. Bath, w/c and wash hand basin. Combi boiler. Large storage cupboard. Loft access hatch. Laminate flooring.

## Bedroom One

Two double glazed windows to the front. Radiator.

## Bedroom Two

Double glazed window to the rear. Radiator.

## OUTSIDE

## Front

Court yard. Low rise wall.

## Rear Garden

Paved rear garden with mature flower beds borders. Enclosed with stone walls and wood fencing.

## Additional Information

### Disclaimer

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