

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LLANSANNOR DRIVE  
CARDIFF BAY





**HALL & FOYER**

**LIVING ROOM**  
2.49m x 5.05m (8'2" x 16'7")

**KITCHEN DINER**  
4.50m x 2.44m (14'9" x 8')

**CONSERVATORY**  
3.78m x 2.31m (12'5" x 7'7")

**FAMILY ROOM / LOUNGE**  
4.50m x 4.55m (14'9" x 14'11")

**MASTER BEDROOM**  
3.96m x 2.77m (13' x 9'1")

**REAR BEDROOM**  
2.57m x 3.02m (8'5" x 9'11")

**SECOND FLOOR LANDING**

**BACK BEDROOM**  
2.57m x 2.69m (8'5" x 8'10")

**BATHROOM**  
2.54m x 2.01m (8'4" x 6'7")

**FRONT DRIVE**

**GARDEN**

**TENURE**

Freehold - This is to be confirmed with your legal representative

**COUNCIL TAX**

Band E







## LLANSANNOR DRIVE CARDIFF BAY, CF10 4BW - £320,000

 3 Bedroom(s)  1 Bathroom(s)  1226.00 sq ft

Jeffrey Ross are please to bring to the market this spacious three double bedroom, three story mid terrace home. The property comprises of entrance hall, ground floor W.C, lounge, kitchen, and conservatory to the ground floor, to the first floor there is a good size lounge and double bedroom and to the top floor there are an additional two double bedrooms and a family bathroom. Outside there is an enclosed garden with patio and a shed. Located in Atlantic Wharf in Cardiff, you are a short 5 min walk to Cardiff city centre and Cardiff Bay, making it ideal for professionals or someone looking for a base in Cardiff.

\*\* Chain Free \*\*

See below JR VR Tour

[https://youriguide.com/41\\_llansannor\\_dr\\_atlantic\\_wha](https://youriguide.com/41_llansannor_dr_atlantic_wha)



### PROPERTY SPECIALIST

Mrs Amanda Trinder  
amanda@jeffreygross.co.uk  
Senior valuer







41 Llansannor Drive, Cardiff Bay

# Llansannor Dr, Atlantic Wharf, CRF

Main Building: Total Interior Area 1211.09 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	