



**22 Evansfield Road, Cardiff, CF14 2FA**

**Price £280,000**



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### Welcome to Evansfield Road, Llandaff North

This charming three-bedroom freehold property blends traditional character with modern-day comfort in one of Cardiff's most sought-after residential areas. Situated just 70 metres from Llandaff Train Station, it's a superb choice for families, professionals, and commuters alike, offering generous living space, private outdoor areas, and excellent local amenities.

### Spacious and Versatile Living Areas

As you step inside, the home greets you with a warm and flexible layout. There are three separate reception rooms on the ground floor, giving you options to tailor the space to your lifestyle. The lounge provides a cosy setting for everyday relaxation, while the spacious sitting room, featuring the staircase to the first floor, is ideal for larger gatherings or entertaining guests. A third reception room, currently used as a dining room, offers the perfect spot for family meals, Sunday roasts, or even a home office setup if needed.

### A Functional and Well-Appointed Kitchen

The kitchen is both practical and welcoming. With plenty of storage and surface space, it's a layout that supports everything from weekday cooking to weekend baking. Positioned just off the reception areas, it keeps the living flow intact while remaining distinctly separate—ideal for those who like a bit of peace while preparing meals.

### Comfortable Bedrooms and Family Bathroom

Upstairs, the property offers three well-sized bedrooms. The main bedroom is spacious and light-filled, offering more than enough room for wardrobes and additional furnishings. The second bedroom is another generous double, while the third bedroom currently houses the property's boiler—a practical and easily accessible solution. The family bathroom features a bath with a shower mixer, providing a bright, practical space for the whole household.

### Beautiful Outdoor Spaces

Externally, the home continues to impress. The front forecourt enhances the property's kerb appeal and creates a welcoming first impression. To the rear, the private garden feels like a peaceful retreat from city life. With a paved patio area ideal for

al fresco dining, and mature shrubs, trees and climbing plants surrounding it, the garden offers a perfect balance of function and tranquillity—whether you want to unwind, host, or let the children play.

### Detached Garage and Additional Access

One of the standout features of this property is the detached garage, accessible via a rear lane. Offering secure off-road parking and excellent storage, it's a huge bonus in a well-connected Cardiff suburb where parking space is often at a premium.

### Energy Efficiency and Modern Comfort

The home benefits from gas central heating and UPVC double glazing throughout, ensuring comfort all year round and keeping energy costs under control. These features also contribute to a low-maintenance lifestyle, making this a great option for busy professionals or growing families.

### Outstanding Connectivity

One of the property's strongest assets is its location. Being just 70 metres from Llandaff Train Station, you'll have fast and frequent connections into Cardiff city centre, making commuting incredibly convenient. This accessibility also appeals to those who enjoy easy weekend trips or need to travel for work.

### Excellent Schools Nearby

Families will appreciate the wide selection of highly regarded schools nearby. Cardiff Steiner School is within walking distance, while Hawthorn Primary School and Whitchurch High School are also close by. This makes the property especially attractive to those with school-age children or those planning for the future.

### Local Amenities on Your Doorstep

Everyday conveniences are well catered for. Lidl supermarket is only a short walk away, along with the Llandaff North Post Office and various independent shops, cafes and takeaways. There's also a strong sense of community here, with green spaces, local events and friendly neighbours contributing to a welcoming and relaxed environment.

### No Chain and Freehold Ownership

With no onward chain and freehold tenure, this property offers a straightforward and secure purchase. Whether you're a first-time buyer, a family upsizing, or even a downsizer looking for long-term stability, this home ticks all the right boxes.

### The Perfect Balance of Lifestyle and Location

Evansfield Road offers more than just a house—it's a home designed for modern living while still retaining its traditional charm. The combination of flexible reception space, outdoor sanctuary, excellent transport links, and family-friendly amenities makes it a rare find in this part of Cardiff. Viewings are highly recommended to truly appreciate what's on offer.

### Tenure

We have been advised by the Vendor that the property is FREEHOLD.

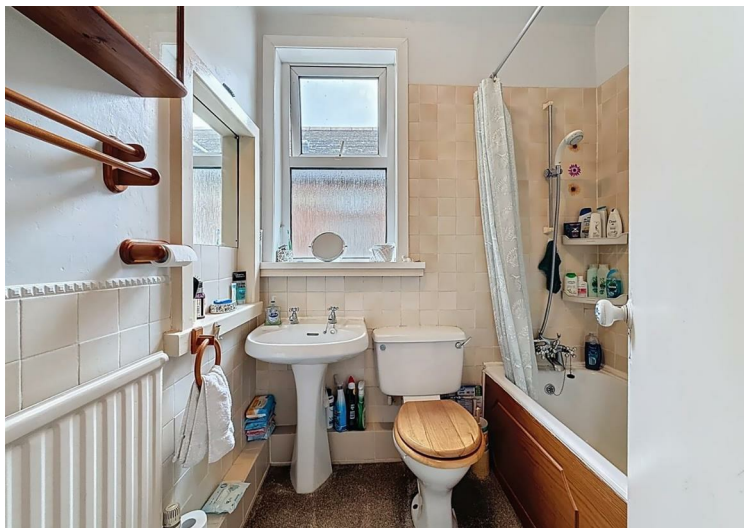
### Council Tax

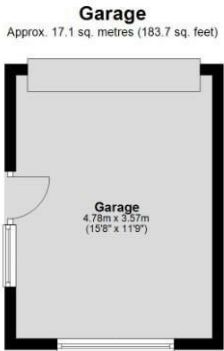
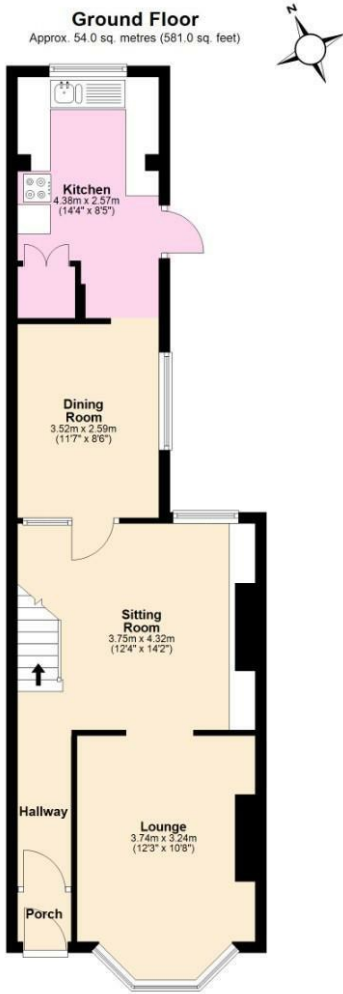
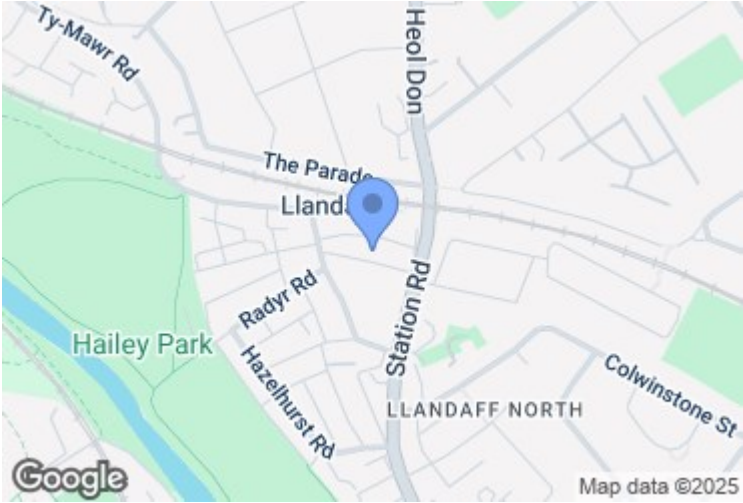
Band E.

### Please Note

All buyers are required to complete a digital Anti-Money Laundering (AML) check via MoveButler as part of the legal compliance process. This is a mandatory requirement, and a

£20 fee per person is payable directly to MoveButler. The purchase cannot proceed without successful completion of this check.





Total area: approx. 118.6 sq. metres (1276.3 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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