



79 LLANOVER ROAD

CARDIFF CF5 4TL

ASKING PRICE OF

£285,000



SEMI-DETACHED HOUSE



3



1



2



2

**** THREE BEDROOM SEMI-DETACHED FAMILY HOME** NO CHAIN ** GARAGE ** GOOD SIZED GARDEN **** A well presented three bedroomed family home with a good sized driveway. Entrance hallway, cloakroom, lounge, dining room, kitchen. To the first floor are three good sized bedrooms with a mobility adapted bathroom. Gas central heating. Double glazed windows. Delightful rear garden with two separate patio areas, a well-maintained lawn with built in shrubbery. To the front is a key lock driveway with parking for minimum two cars. No chain. EPC Rating: D

LOCATION

A popular residential development situated in a convenient location near the Culverhouse Cross Retail Park, City Centre and Cardiff International Airport, with good transport links to the M4 and schools at all levels.

ENTRANCE HALLWAY

Approached via a composite door with obscured glass window to the front part with matching obscured glass window to the side of door. Door to cloakroom. Radiator.

CLOAKROOM

6' 3" x 2' 7" (1.93m x 0.80m)

A white suite comprising of low level wc and hand wash basin. Obscured glass window to front. Radiator.

LOUNGE

14' 0" x 11' 11" (4.27m x 3.64 maxm)

Double glazed upvc window to front. Electric fire with feature mantelpiece. Doorway leading to dining room. Radiator.

DINING ROOM

11' 0" x 9' 2" (3.36m x 2.81m)

Leading on from the lounge, a nice sized dining room with sliding doors to rear garden. Door to kitchen. Radiator.

KITCHEN

11' 0" x 10' 5" (3.37m x 3.18m)

A range of shaker style wood grain effect base units appointed along three sides below laminate countertops, with matching eye level units. Inset stainless steel sink with drainer. Space for washing machine and dishwasher. Integrated electric oven. Induction hob with pullout hood. Space for fridge freezer. Tiled splashback areas. Window to rear. Upvc door to side. Door to pantry. Tiled flooring. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 987 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

Approached via three point turn wrought iron staircase with wooden handrail. Obscured glass window to side. Loft access.

BEDROOM ONE

14' 0" x 11' 11" (4.27m x 3.64m)

A good sized primary bedroom overlooking the front approach. Built in storage housing the combi boiler. Radiator.

BEDROOM TWO

11' 11" x 11' 1" (3.65m x 3.38m)

Another good sized double bedroom overlooking the rear. A range of wardrobes to one side. Radiator.

BEDROOM THREE

9' 7" x 7' 8" (2.94m x 2.36m)

A good sized third bedroom overlooking the front. Radiator.

FAMILY BATHROOM

8' 7" x 7' 8" (2.63m x 2.35m)

A white suite comprising of a low level wc, vanity hand wash basin, walk-in accessible shower cubicle. Obscured glass window to rear and side. Full wall tiling. Radiator.

OUTSIDE

FRONT GARDEN

Area of lawn with feature shrubbery. Wide key block driveway, ample space for three cars. Outside tap

REAR GARDEN

A large south westerly facing enclosed garden with an area of paved patio leading to an area of lawn with built in decorative shrubbery. To the rear of the garden, another paved patio area with a pergola.

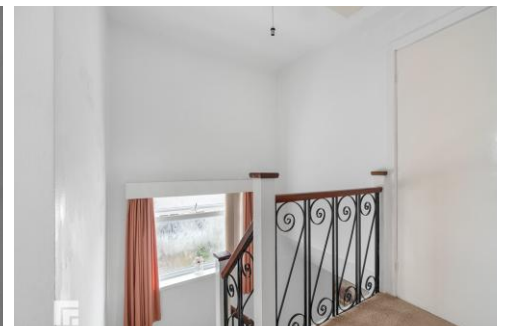
GARAGE

16' 8" x 8' 3" (5.10m x 2.53m)

A good sized garage with up-and-over door to front. Electric. Door to side. Window to side.



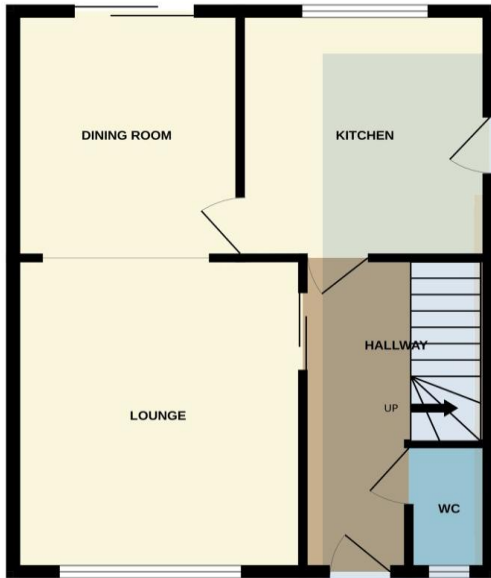
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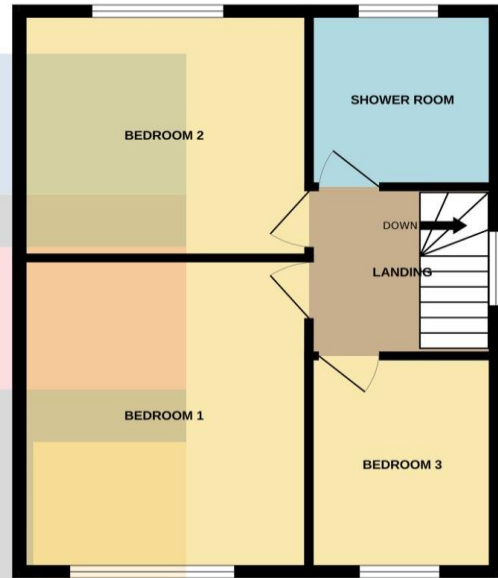
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GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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