

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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42 A LLANTRISANT ROAD

LLANDAFF

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LLANDAFF, CF5 2PX - £375,000

Welcome to this charming coach house located on Llantrisant Road in the picturesque area of Llandaff. This delightful property boasts a spacious open plan lounge kitchen, two bedrooms with an ensuite bathroom to master and a ground floor wet room. One of the highlights of this property is the attractive rear garden, ideal for enjoying a morning coffee or hosting a summer barbecue. Additionally, the parking space at the front of the property ensures convenience for off road parking. This duplex maisonette offers an inviting atmosphere, with 748 sq ft of living space to make your own. Whether you're looking for a peaceful retreat or a place to call home, this property provides the perfect balance of comfort and style.

 2 bedroom(s)  2 bathroom(s)  748.00 sq ft

ENTRANCE HALLWAY

WET ROOM

LOUNGE/KITCHEN
7.72m x 4.42m (25'4" x 14'6")

LANDING

BEDROOM
5.31m x 3.18m (17'5" x 10'5")

ENSUITE BATHROOM
2.13m x 2.01m (7' x 6'7")

BEDROOM
3.18m x 2.36m (10'5" x 7'9")

OUTSIDE

To the front is a front garden with driveway parking laid with flint chippings. A generous rear garden with paved patio's, one with a wooden pergola and an area laid to lawn with wooden fenced boundaries.

EPC

Rated D

COUNCIL TAX

Band B


TENURE

We have been advised by our seller client that the property is Freehold, your legal representative should confirm this.

PARKING

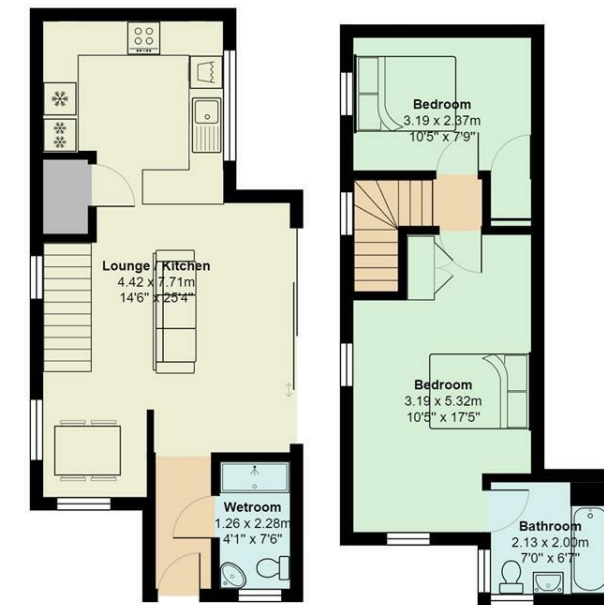
The property comes with off road parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Llantrisant Road, Llandaff



Total Area: 69.5 m² ... 748 ft²
All measurements are approximate and for display purposes only