



Station Road,
Llandaff North, Cardiff,
CF14 2FG



Asking Price
£350,000

3 Bedrooms
House - Terraced

A much loved three bedroom mid terrace home occupying an excellent position on Station Road in the highly regarded area of Llandaff North. Having been cherished by the same family for over 40 years. Originally built in 1934 by Maynards, a well respected local builder whose traditional homes remain popular within the area today. The accommodation would now benefit from sympathetic updating, providing an exciting opportunity for a new owner to modernise and personalise the property to their own taste and requirements. Importantly, the underlying space and layout provide an excellent foundation, with plenty of scope to create a comfortable and stylish family home whilst retaining the character and proportions of this traditional property. The ground floor comprises a welcoming entrance hallway, spacious lounge and dining room and kitchen. To the first floor are three good sized bedroom and a shower room. Outside, the property benefits from low maintenance gardens to both the front and rear, together with a single garage positioned to the rear and benefiting from convenient rear access. The location is a significant attraction, with Station Road ideally positioned for the excellent amenities of Llandaff North and neighbouring Whitchurch, together with a highly regarded selection of schools and excellent transport links providing easy access into Cardiff and surrounding areas. Close to the excellent public transport links, highly regarded schools, the excellent local amenities and Hailey Park. This is a genuinely exciting opportunity to acquire a traditional three bedroom home in an excellent location, with the potential to create something truly special for the next chapter of its history.



ENTRANCE HALL

A welcoming entrance hall providing a pleasant introduction to the home, with doors leading to the principal reception rooms and stairs rising to the first floor.

LOUNGE

12'2" x 12'2"

A well proportioned and comfortable reception room positioned to the front of the property, offering a lovely space for relaxing and enjoying views towards the front of the home.

DINING ROOM

11'7" x 13'6"

An excellent sized second reception room with plenty of space for a family dining table and additional furniture, creating a versatile room well suited to family gatherings and entertaining.

KITCHEN

5'6" x 19'10"

A particularly long kitchen extending across the length of the property. Providing excellent space and offering exciting potential for a future owner to knock through to the dining room to create a contemporary kitchen/diner designed around their own requirements.



Features

- Much Loved Three Bedroom Mid Terrace Home
- Built in 1934 by Highly Regarded Local Builder Maynards
- Cherished by the Same Family for Over 40 Years
- Excellent Opportunity to Modernise and Create a Wonderful Family Home
- Two Spacious Reception Rooms Plus Long Kitchen
- Three Bedrooms and Family Bathroom
- Low Maintenance Front and Rear Gardens
- Single Garage with Useful Rear Access

FIRST FLOOR

LANDING

Access to all three bedrooms and the family bathroom, with loft access.

BEDROOM ONE

10'4" x 12'0"

A well proportioned principal bedroom positioned to the front of the property, offering generous space for a double bed, bedroom furniture and additional storage.



BEDROOM TWO

10'7" x 11'10"

A spacious second double bedroom providing excellent proportions, with ample room for a range of bedroom furniture and enjoying a pleasant outlook across the rear garden.

BEDROOM THREE

6'2" x 8'8"

A useful third bedroom which would make an ideal child's bedroom, nursery, dressing room or home office, depending on the needs of the next owner.

BATHROOM

5'7" x 5'9"

A well positioned family bathroom serving all three bedrooms and offering scope for a future owner to create a modern and contemporary suite.

OUTSIDE

FRONT

A low maintenance front garden providing an attractive approach to the property, with pathway leading to the front entrance.

REAR

A low maintenance rear garden offering a private and manageable outdoor space, with rear access providing a particularly useful connection to the garage.

GARAGE

A single garage positioned to the rear of the property, providing valuable additional storage and benefiting from convenient rear access.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band E

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 825.00 sq ft
- Current EPC Rating:
- Potential EPC Rating:



3 BEDROOMS



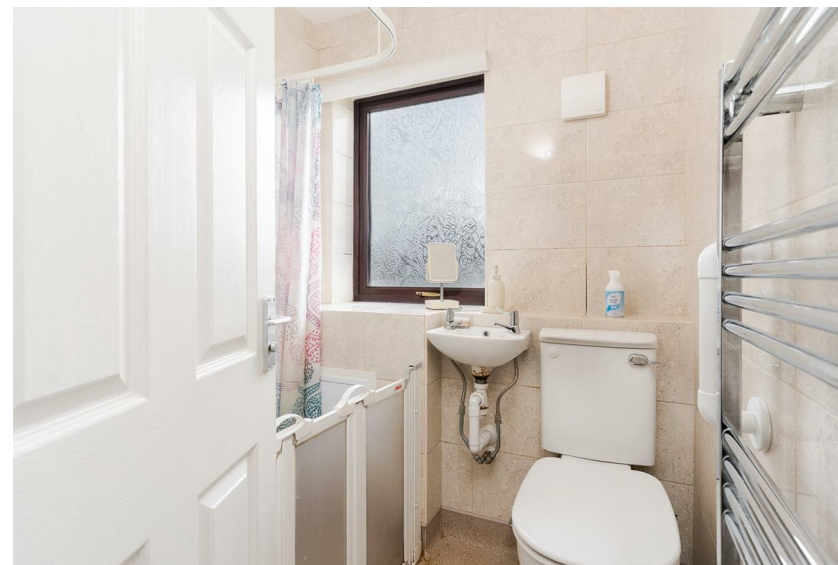
1 BATHROOMS



2 RECEPTION ROOMS



ENERGY RATING:



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC



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