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CARDIFF

VALE

CAERPHILLY

BRISTOL





*This bright and comfortable second-floor apartment on Cardiff Road is a great find. With 667 sq ft of space and two good-sized double bedrooms, it's ideal for anyone looking for an easy, relaxed home in a great spot.*

Comments by Mr Julian Preston



**Property Specialist**

Mr Julian Preston

Senior valuer

julian@jeffreyross.co.uk



*This flat presents a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-designed living space. Don't miss your chance to make this lovely apartment your new home.*

Comments by the Homeowner



All measurements are approximate and for display purposes only



#### Hallway

Lounge 15'8" max x 13'3" max (4.78m max x 4.04m max)

Kitchen 9'7" x 8'8" (2.92m x 2.64m)

Bathroom 6'7" x 5'5" (2.01m x 1.65m)

Bedroom 12'1" x 8'10" (3.68m x 2.69m)

Bedroom 12'1" x 9'5" (3.68m x 2.87m)

#### Outside

The property has parking to the rear which leads up to the garage. Pathway leads down for walks onto Llandaff Fields.

#### EPC Rating

Rated C

#### Garage

Up & over garage door.

#### Council Tax

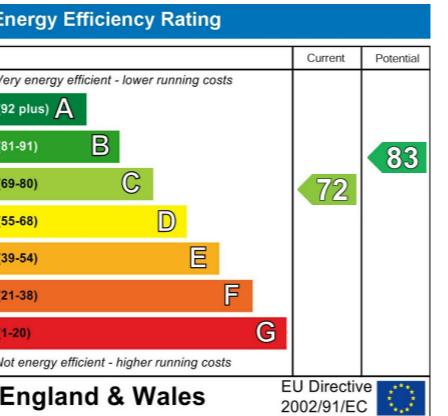
Band D

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L



# Cardiff Road

Llandaff, Cardiff, CF5 2AR

#### Asking Price

£290,000



2 Bedroom(s)



1 Bathroom(s)



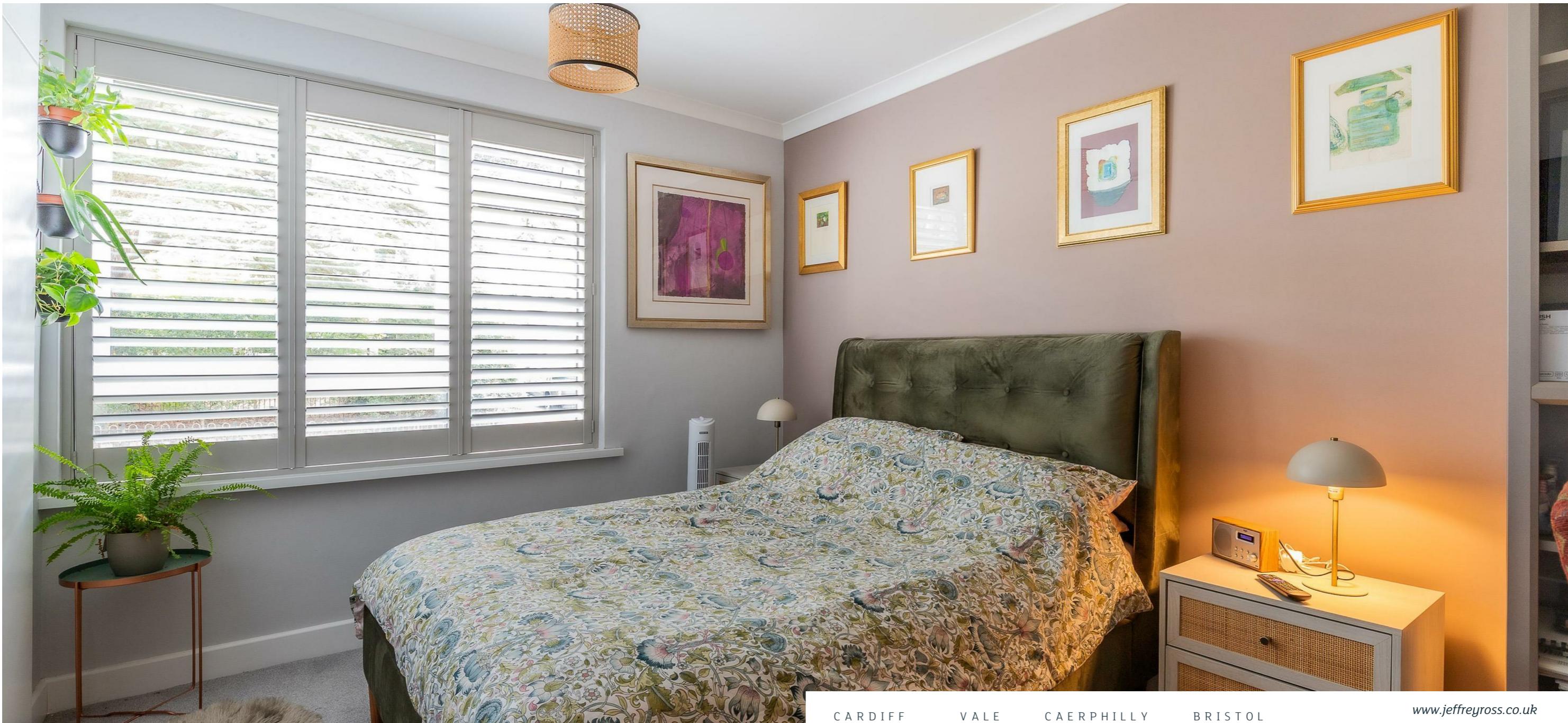
667.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Chain Free. This delightful second-floor apartment on Cardiff Road offers a perfect blend of comfort and convenience. Spanning an impressive 667 square feet, this purpose-built apartment features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space. As you enter the property, you are welcomed into a bright and airy lounge that boasts a lovely balcony overlooking the picturesque Llandaff Fields. This outdoor space is perfect for enjoying a morning coffee or unwinding after a long day, all while taking in the serene views of the surrounding greenery. The apartment also includes a well-appointed bathroom and a functional kitchen, providing all the essentials for modern living. Additionally, the property benefits from parking for two vehicles, ensuring that you and your guests will never have to worry about finding a space. For those in need of extra storage or a secure space for their vehicle, a garage is also included, adding to the practicality of this wonderful home. With its prime location, you will find yourself just a short distance from local amenities, parks, and excellent transport links, making it easy to explore all that Cardiff has to offer. This apartment presents a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-designed living space. Don't miss your chance to make this lovely apartment your new home.



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