



**Ty-Mawr Road, Llandaff North Cardiff CF14 2FN**

**welcome to**

**Ty-Mawr Road, Llandaff North Cardiff**

Located in the heart of Llandaff North, near the high street, is this bay fronted mid-terrace home with generous internal accommodation. With beautiful features throughout and four bedrooms this is a fantastic choice for growing families looking to put their own stamp on a traditional property.



**Entrance Porch**

Door to original tiled wall, door to entrance hall

**Entrance Hall**

Meter cupboard, radiator, stairs to first floor, door to lounge, sitting room and kitchen/diner. Door to cupboard and cloakroom

**Wc**

Combined wc unit, tiled splashback, and fan.

**Lounge**

13' 4" Max x 11' 7" Max ( 4.06m Max x 3.53m Max )  
Double glazed window to front, radiator, coved ceiling

**Sitting Room**

9' 8" x 12' 9" ( 2.95m x 3.89m )  
Double glazed french door to rear, built in pressing, radiator

**Kitchen/Diner**

22' 3" x 11' ( 6.78m x 3.35m )  
Fitted with wall and base units, integral fridge, and freezer, and washing machine, tiled splash back oven, grill and hood, double glazed window to rear and side, sink and drainer, concealed boiler, extractor fan, wooden affect flooring

**Landing**

Split level landing with access to the loft

**Bedroom One**

15' 8" max x 13' 4" max ( 4.78m max x 4.06m max )  
Bay fronted window, radiator, coved ceiling

**Bedroom Two**

12' x 10' 3" ( 3.66m x 3.12m )  
Double glazed window to rear, radiator

**Bedroom Three**

11' 3" x 8' 1" ( 3.43m x 2.46m )  
Double glazed window to rear, radiator

**Bedroom Four**

10' 6" x 8' 2" max ( 3.20m x 2.49m max )  
Double glazed window to side, radiator

**Bathroom**

10' 6" x 8' 2" Max ( 3.20m x 2.49m Max )  
Panelled bath with shower over. heated towel rail, wash basin and vanity, wc, obscured double glazed window to side, mostly tiled, fan.

**Front Garden**

Enclosed with low level wall and wrought iron, slate patio, and chippings

**Rear Garden**

Enclosed with fencing, paved patio with built in seat, off road parking, access to lane, area sown with lawn seed



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welcome to

## Ty-Mawr Road, Llandaff North Cardiff

- Traditional four-bedroom mid-terrace home
- Open plan kitchen-diner
- Rear lane access
- Walking distance to schools, local amenities, and transport links
- Located near Hailey Park and Llandaff North train station

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTC109348 - 0007

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