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*42 Llantrisant Road*

LLANDAFF



*This charming coach house on Llantrisant Road in Llandaff offers a bright open-plan lounge and kitchen, two bedrooms, an ensuite to the master, and a handy ground-floor wet room. You'll love the attractive rear garden—perfect for morning coffee or summer BBQs—and the convenient off-road parking at the front. With 748 sq ft of relaxed living space, it's a cosy, stylish place to call home.*

Comments by Mr Luke Trezise

**Property Specialist**

**Mr Luke Trezise**

Senior valuer

luke@jeffreyross.co.uk



*A good location situated off Llantrisant Road which offers the buyer nearly 750 square feet of living space with the added convenience of an attractive rear garden and driveway parking. Sold with no onward chain this is a lovely find!*

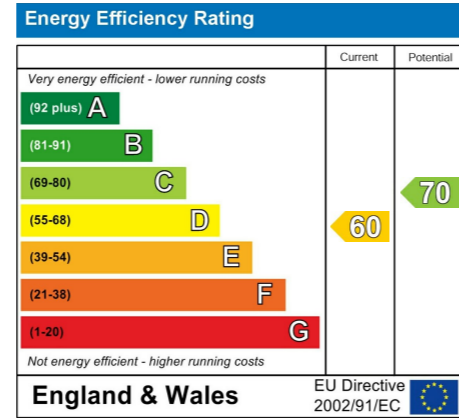
Comments by the Homeowner



**Llantrisant Road, Llandaff**



Total Area: 69.5 m<sup>2</sup> ... 748 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



# 42 Llantrisant Road

Llandaff, Cardiff, CF5 2PX

Asking Price

£375,000



2 Bedroom(s)



2 Bathroom(s)



748.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

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.



Entrance hallway

Council Tax

Band B

Wet Room

Tenure

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

Lounge/Kitchen 25'4" x 14'6" (7.72m x 4.42m)

Parking

The property comes with off road parking.

Landing

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

Ensuite Bathroom 7' x 6'7" (2.13m x 2.01m)

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

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

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