

Llantarnam Road

MYNACHDY, CARDIFF, CF14 3EF

GUIDE PRICE £245,000

**Hern &
Crabtree**



Llantarnam Road

No Chain. A fantastic size three double bedroom semi-detached house with a generous rear garden placed on this quiet road in Mynachdy. In need of modernisation but offering excellent potential, this property would make a perfect first time buy or family home.

The spacious accommodation briefly comprises: Entrance Hall, Dining Room, Lounge and Kitchen and W.C to the ground floor. To the first floor are Three Bedrooms, a Bathroom and W.C. The property further benefits from a good size rear garden and off street parking to the front.

Llantarnam Road is located close to local shops and amenities as well as having good transport and public transport links to and from Cardiff City Centre.



1055.00 sq ft

Entrance

Entered via a aluminium double glazed door into the hallway.

Hallway

Stairs to the first floor. Radiator.

Store Room

Store room with a window.

Dining Room

Double glazed window to the front. Radiator. Coved ceiling.

Living Room

Double glazed window to the front and side. Radiator. Gas fireplace. Coved ceiling.

Kitchen

Double glazed window to the rear. The kitchen is fitted with base units and a wall unit. Space for gas cooker and further appliances. Stainless steel sink and drainer. Coved ceiling. Combi boiler. Tiled splash backs.

Inner Lobby

Aluminium glazed door out to the rear garden. Door to w/c. Tiled flooring.

W/c

Window to the side. Tiled flooring. W/c and wash hand basin. Radiator.

FIRST FLOOR

Dog leg staircase to the landing.

Landing

Double glazed window to the rear. Wooden banister.

Bedroom One

Double glazed window to the front. Radiator. Built in wardrobes.

Bedroom Two

Double glazed window to the front. Radiator. Coved ceiling.

Bedroom Three

Double glazed window to the rear. Radiator.

Shower Room

Double glazed window to the side. Walk in shower, w/c and wash hand basin. Heated towel rail. Tiled walls and floor.

W/c

Obscure double glazed window to the rear. W/c. Wood panelled walls.

OUTSIDE

Rear Garden

Enclosed rear garden with hedge borders. Mainly laid to lawn with mature shrubs. Path to the rear. Iron gate to the side.

Front

Enclosed with hedge border. Driveway to the front for off street parking. Lawn area.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

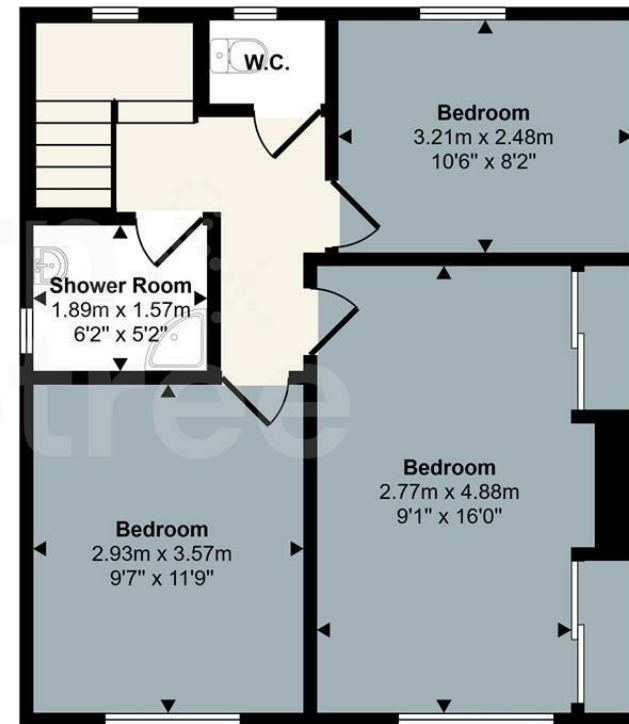
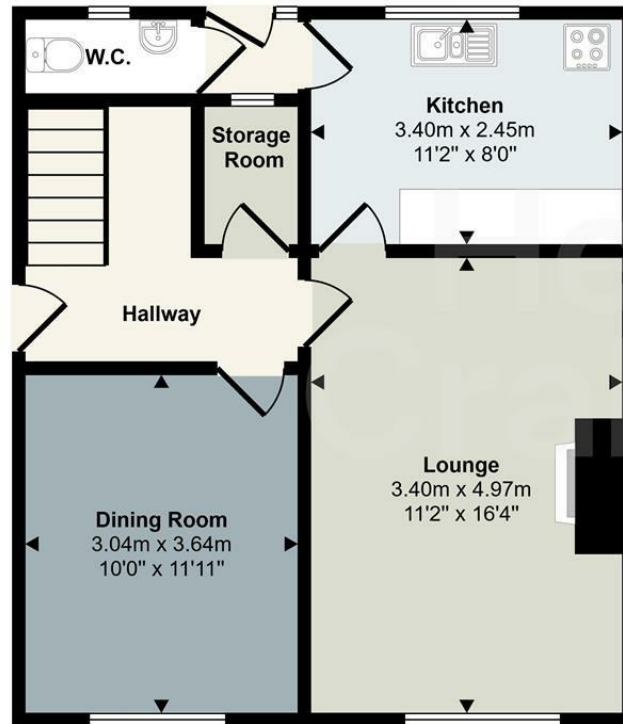
Additional Information

Epc -
Council Tax - D





Approx Gross Internal Area
98 sq m / 1055 sq ft



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	72	80
	EU Directive 2002/91/EC	

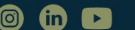
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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📞 02920 555 198 ✉️ llandaff@hern-crabtree.co.uk 🌐 hern-crabtree.co.uk 📍 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



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