

Dolwen Road,
Llandaff North, Cardiff,
CF14 2QP

THOMAS H WOOD

Guide Price
£225,000

3 Bedrooms
House - Semi-Detached

A three bedroom semi detached family home, located on Dolwen Street. This spacious mid 1950s built property presents an exciting opportunity for buyers looking for a home they can completely refurbish and personalise to their own requirements. The property offers well proportioned accommodation together with good sized front and rear gardens, providing an excellent foundation for creating an attractive family home. Whilst the property is now in need of full refurbishment, its generous proportions, established gardens and highly regarded location make this an excellent opportunity for those prepared to undertake the required works. The property is ideally positioned for access to the Taff Trail and is also conveniently located for a range of highly regarded schools, local amenities and excellent transport links. This property represents an excellent opportunity for buyers and once modernised, the property has the potential to become a superb family home. To be sold with no onward chain.



GROUND FLOOR

ENTRANCE HALL
A welcoming entrance hall providing access to the principal reception rooms and first floor.

RECEPTION ROOM
14'6" x 10'11"
A spacious reception room offering excellent potential for refurbishment and modernisation. Overlooking the front aspect of the property and currently used as a bedroom.

KITCHEN
9'11" x 17'11"
A generous space with would make a superb kitchen/diner, social space. Renewed combination boiler (18 months ago) UPVC windows to the rear garden. Door to WC and outbuildings.

FIRST FLOOR



Features

- Spacious mid 1950s built family home
- Excellent potential for full refurbishment and modernisation
- Good sized front and rear gardens
- Attractive residential location
- Close to the popular Taff Trail
- Excellent local schools nearby
- Convenient transport links
- Rare opportunity to create a superb family home

BEDROOM ONE
14'7" x 8'5"
A spacious double bedroom that overlooks the rear garden. Fitted storage and radiator panel.

BEDROOM TWO
12'3" x 10'10"
A further well-proportioned double bedroom overlooking the front aspect of the property. Fitted storage and radiator panel.

BEDROOM THREE
9'1" x 7'10"
A good sized third bedroom overlooking the front aspect of the property. Fitted storage and radiator panel.

BATHROOM
6'5" x 5'6"
Family bathroom with low level WC, wash hand basin and panelled bath.

OUTSIDE

FRONT
A good sized front garden providing an attractive approach to the property, with pathway leading to the front entrance. The drop kerb has been installed in readiness to create off road parking.

REAR
A particularly good sized rear garden providing excellent outdoor space and considerable potential for extending the property, landscaping and entertaining.

TENURE
This property is understood to be Freehold. This will be verified by the purchasers Solicitor.

COUNCIL TAX
Band D



3 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING: D

Information

- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 958.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C





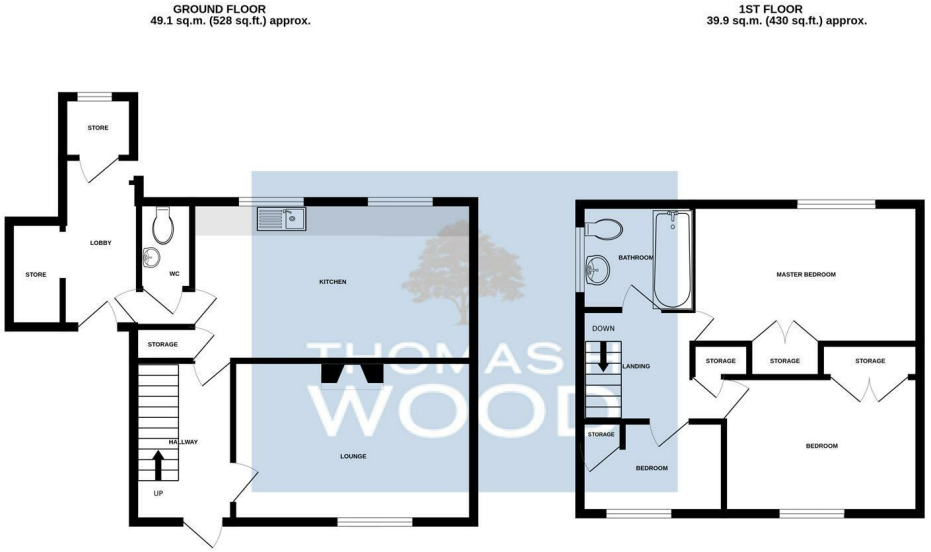










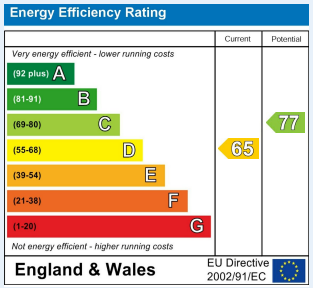


TOTAL FLOOR AREA : 89.0 sq.m. (958 sq.ft.) approx.

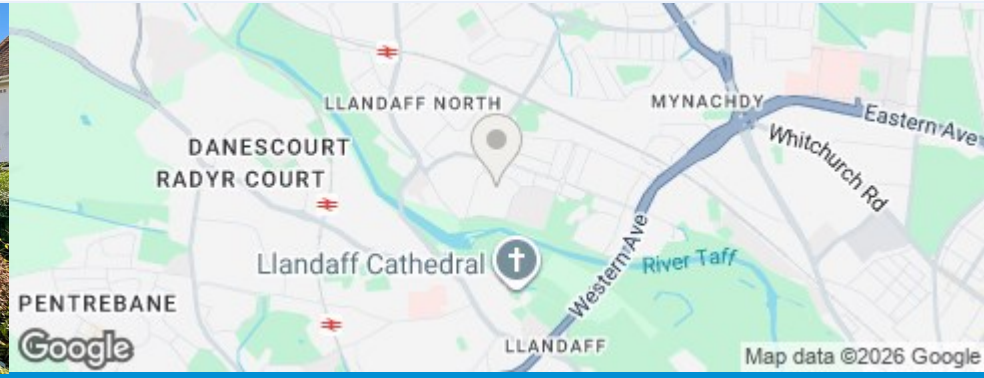
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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







THOMAS H WOOD

CONTACT

sales@thomashwood.com
02920 626 252
thomashwood.com

WHITCHURCH BRANCH

14 Park Road,
Whitchurch
CF14 7BQ

RADYR BRANCH

5 Station Road,
Radyr, Cardiff
CF15 8AA