

Andrews Road,
Llandaff North, Cardiff,
CF14 2JP

THOMAS H WOOD

£210,000

1 Bedrooms
House - Detached

"A Unique Detached Coach House With Private Garden Near The River Taff – Ideal First Home Or Airbnb Investment"

A unique detached one bedroom coach house located on Andrews Road in the heart of Llandaff North, offering stylish accommodation and an exceptional opportunity for first time buyers, investors or those seeking a distinctive Cardiff retreat. Originally converted in 2017, the property has been thoughtfully refurbished and is beautifully presented throughout, combining character features with modern finishes to create a home full of personality. The ground floor centres around an attractive open plan living space which incorporates both lounge and kitchen areas, with underfloor heating throughout. The room enjoys a warm and inviting atmosphere, enhanced by a log burner and contemporary styling, while the kitchen is fitted with modern units and a breakfast bar providing a sociable space for everyday living. A staircase leads to the first floor where a double bedroom is accompanied by a modern ensuite shower room, completing the internal accommodation. Externally the property enjoys a wonderful private enclosed garden which provides a fantastic outdoor space for relaxation and entertaining, currently arranged with seating areas, lighting and a hot tub. The property also benefits from solar panels and battery storage which helps improve energy efficiency and reduce running costs. The location is particularly appealing, positioned close to the River Taff and the popular Taff Trail while also being within easy reach of Llandaff Village. Llandaff North train station and regular bus routes provide convenient access into Cardiff city centre. The property has also been successfully used as a short term let by the current owners, highlighting its strong potential as an investment opportunity. To be sold with no onward chain.



OPEN PLAN LIVING/KITCHEN SPACE
Attractive ground floor living space combining lounge and kitchen areas, with underfloor heating throughout creating a warm and sociable environment. The room is finished with tiled flooring, smooth plastered walls and ceiling and benefits from a log burner, contemporary radiators and excellent natural light from double glazed windows. The kitchen area incorporates a range of base and wall units with work surfaces over and breakfast bar seating, finished with tiled flooring, smooth plastered walls and ceiling.

BEDROOM
9'10" x 11'7"
First floor double bedroom providing a comfortable sleeping space and finished with fitted flooring, smooth plastered walls and ceiling.

SHOWER ROOM
4'4" x 5'5"
Modern suite comprising shower enclosure, wash hand basin and WC, finished with contemporary fittings and smooth plastered ceiling.

OUTSIDE



Features

- Unique Detached One Bedroom Coach House
- Beautifully Refurbished
- Stylish Open Plan Living Space With Log Burner & Underfloor Heating
- Private Enclosed Garden With Hot Tub
- Solar Panels Providing Energy Efficiency
- Modern Kitchen And Contemporary Shower Room
- Ideal First Time Purchase, Investment Or Short Term Let
- Located Close To The River Taff And Taff Trail

GARDEN
Private enclosed garden providing an excellent outdoor space ideal for relaxing and entertaining, currently arranged with seating areas, lighting and a hot tub.

TENURE
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX
Band C

DISCLAIMER
Whilst Thomas H Wood endeavours to ensure that these particulars are accurate and reliable, they are prepared in good faith for guidance only and do not form part of any offer or contract. All measurements, floor areas and floorplans are approximate, and photographs are provided for illustrative purposes. Information relating to tenure, lease arrangements, service charges, boundaries and planning permissions should be independently verified. We have not tested any services, heating systems, equipment or appliances. Prospective purchasers are advised to satisfy themselves as to the property's condition and obtain independent legal and survey advice prior to exchange of contracts. Neither Thomas H Wood nor its employees or representatives are authorised to give any warranty or guarantee on behalf of the vendor in relation to the property and accepts no liability for inaccuracies or related decisions that may result in financial loss, we recommend you seek advice from your legal conveyancer to ensure accuracy.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering Regulations 2017, Thomas H Wood is legally required to undertake Anti-Money Laundering (AML) and identity verification checks on all purchasers. An AML administration fee of £36 inclusive of VAT (£30 + VAT) per purchaser is payable following acceptance of an offer, subject to contract. This fee covers the administration and verification costs associated with the required checks and is non-refundable once the checks have been completed, subject to statutory consumer rights. The required checks must be satisfactorily completed before a memorandum of sale can be issued. These checks are separate from those undertaken by your solicitor or mortgage lender.



1 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING: D

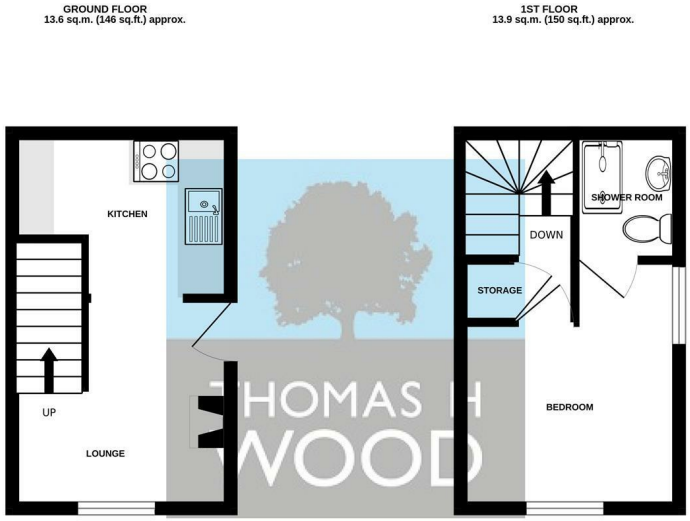
Information

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



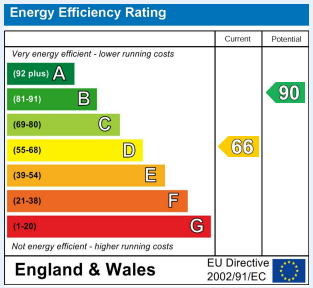


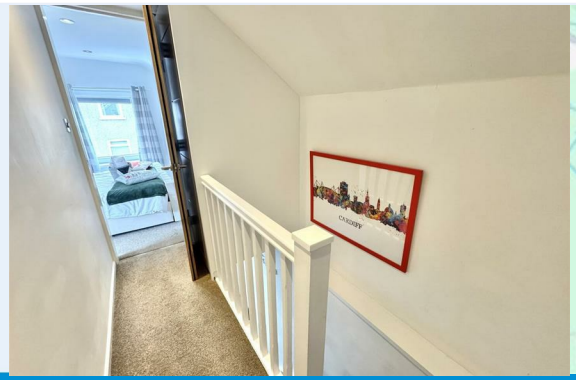


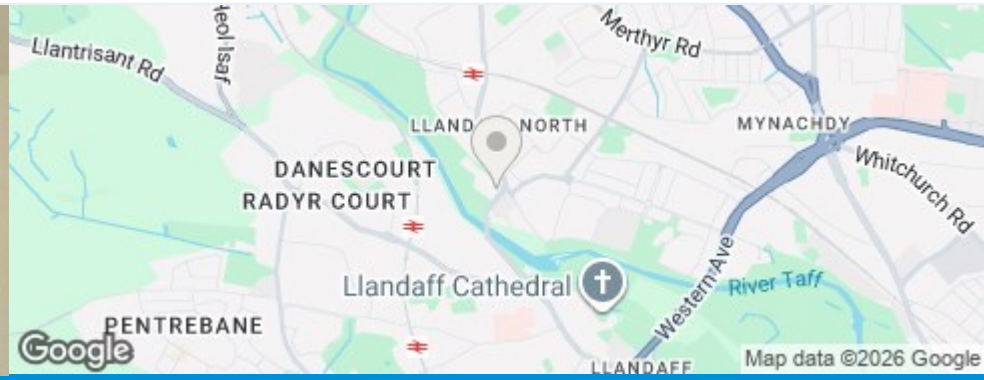




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements







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