

# Blosse Road

LLANDAFF NORTH, CARDIFF, CF14 2JB

GUIDE PRICE £359,950



# Blosse Road

A delightful three-bedroom, stone-fronted end-of-terrace cottage, ideally situated on Blosse Road in the ever-popular Llandaff North, just moments from the scenic Taff Trail.

Immaculately presented, the home blends contemporary styling with attractive period character. The ground floor offers a welcoming entrance hallway, a light-filled lounge featuring a bay window, and a generous dining room that flows seamlessly into a well-appointed fitted kitchen. A modern bathroom completes the ground floor accommodation.

Upstairs, there are three comfortable bedrooms along with a stylish shower room.

Externally, the property enjoys a courtyard frontage and a superb, private rear garden of excellent size, perfect for outdoor entertaining or relaxing.

Blosse Road is ideally positioned within easy reach of a wide range of local shops and amenities. The scenic Hailey Park, Taff Trail, and Llandaff Rowing Club are all within walking distance, and the area is well-served by excellent bus and train links. Internal viewings are highly recommended for this wonderful home to be fully appreciated.



## sq ft

### Entrance Hall

Entered via wood glazed door, radiator, half rise panel wall, wooden floor, door to:

### Living Room

Double glazed bay window to the front, radiator, cast iron fireplace, cupboards and shelving to alcoves, wood flooring.

### Dining Room

Double glazed window to the rear, radiator, stairs to the first floor, cast iron wood store to chimney breast, door to kitchen.

### Kitchen

Double glazed window to the side, fitted with wall and base units with worktop over, a four ring gas hob with cooker hood above and tiled splashback, integrated double oven and grill, single bowl sink and drainer, slimline integrated dishwasher, space for fridge/freezer, radiator, tiled floor.

### Inner Lobby

A barn style door to the garden, airing cupboard housing a Worcester gas combination boiler, plumbing for a washing machine, door to:-

### Downstairs Bathroom

Double glazed window to the rear, bath, w.c and wash hand basin, radiator, part tiled walls, tiled floor.

### First Floor Landing

Stairs rise up from the dining room with wooden handrail and spindles, double glazed window to the rear, access to loft space, radiator, doors to:-

### Bedroom One

Double glazed window to the front, radiator, cast iron fireplace.

### Bedroom Two

Double glazed window to the rear, radiator.

### Bedroom Three

Double glazed window to the front, radiator.

### Shower Room

Double glazed window to the rear, corner shower with

plumbed shower and glass screen, w.c and wash hand basin, heated towel rail, extractor fan, part tiled walls, vinyl floor.

### Rear Garden

A cottage style garden offers paved patio sitting area, pergola, lawn, part stone wall, mature shrubs, trees and flower borders, stone path to the rear which leads to further sitting area with slate shipping pathway to the end of the garden, timber framed storage shed, outside cold water tap and light.

### Front

A forecourt front.

### Tenure And Additional Information

We have been advised the property is freehold and the council tax band is E.

### 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.





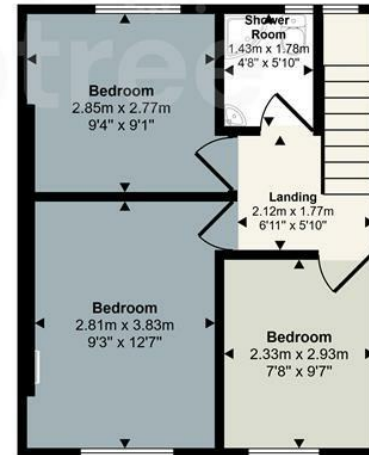
Approx Gross Internal Area  
94 sq m / 1009 sq ft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor  
Approx 57 sq m / 618 sq ft



First Floor  
Approx 36 sq m / 391 sq ft

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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