



**Ty-Mawr Road, Llandaff North Cardiff CF14 2FN**

**welcome to**

**Ty-Mawr Road, Llandaff North Cardiff**

Nestled in the heart of Llandaff North, close to the high street, is this bay fronted end terrace home with generous internal accommodation, original features throughout and four bedrooms making this a fantastic choice for growing families looking to put their own stamp on a traditional property.



### **Entrance Porch**

Small paved courtyard leads to entrance porch with original features

### **Hallway**

Original tiled floor, dado rail, stairs to first floor, radiator

### **Lounge**

13' 5" into bay x 11' 6" into alcove ( 4.09m into bay x 3.51m into alcove )

Gas fireplace, picture rails, double glazed bay window to front, radiator

### **Reception Room/Office**

Fireplace feature, double glazed sliding door to rear garden, radiator

### **Dining Room**

Open fireplace, two built in storage cupboards, double glazed window to side, radiator

### **Kitchen**

11' 5" x 9' 1" ( 3.48m x 2.77m )

Range of wall and base units, work surfaces, tiled flashback, dual sink, electric oven, gas hob with cooker hood over, boiler, double glazed window to rear, door to garden

### **Landing**

Split level, loft hatch with pull down ladder, radiator

### **Bedroom One**

15' 10" into bay x 13' 5" into alcove ( 4.83m into bay x 4.09m into alcove )

Double glazed bay window to the front, double glazed window to front, two radiators

### **Bedroom Two**

11' 8" x 10' 3" into alcove ( 3.56m x 3.12m into alcove )

Double glazed window to the rear, radiator

### **Bedroom Three**

9' 3" x 8' 4" ( 2.82m x 2.54m )

Double glazed window to the rear, radiator

### **Bedroom Four**

8' 4" x 6' 5" ( 2.54m x 1.96m )

Double glazed window to the side, radiator

### **Shower Room**

Three-piece suite comprising; Walk-in shower, wash basin, low level w/c. Towel heater and obscure double-glazed window to side

### **Cloakroom**

Low level w/c, obscure window to rear

### **Rear Garden**

Laid partly to lawn with patio seating area, storage shed, lane access to rear



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## Ty-Mawr Road, Llandaff North Cardiff

- Traditional Bay Fronted End Terrace Home
- Original Tiled Floor in Hallway
- Three Generous Reception Rooms with Wood Flooring
- Kitchen Inclusive of Some Appliance with Garden Access
- Four Well Proportioned Bedrooms with Wood Flooring

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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