



 3  2  2

College Road, Llandaff North Cardiff

offers in excess of £425,000

 peter  
alan

02920 612328  
whitchurch@peteralan.co.uk



## About the property

An imposing three bedroom detached period home, built in 1936, and occupying a corner position with stylish landscaped gardens, a private two car drive and a garage. This substantial property is inset with a splayed two storey bay window, the front elevation in facing brick, the remaining elevation in white render, all beneath a pitched clay tiled roof. This impressive house provides 1250 square feet, with many stylish improvements including modern hardwood effect replacement PVC double glazed windows, gas heating with a modern combi boiler installed in 2016 and annually serviced complete with gas safety certificate, a modern electric consumer unit (installed in 2015), hard wired smoke detectors, a stylish modern kitchen fitted in 2015, and a luxury family bathroom installed in 2015. The contemporary living space is bright and versatile and comprises a deep central entrance hall, a downstairs stylish modern shower room installed recently, a utility room with side entrance door, a super-sized open plan kitchen and dining room (30'9 x 9'90, and a front lounge (19'1 x 11'0). The first floor comprises three bedrooms, the master bedroom being an impressive 18'1 x 9'10) complete with dressing area and wardrobes, plus a spacious bathroom (9'7 x 7'5). The gardens are very private and level, enclosed for privacy, and a double length drive way leads to the garage, which has had plans drawn up to be converted into a home office, which could be achieved under permitted development.

## Accommodation





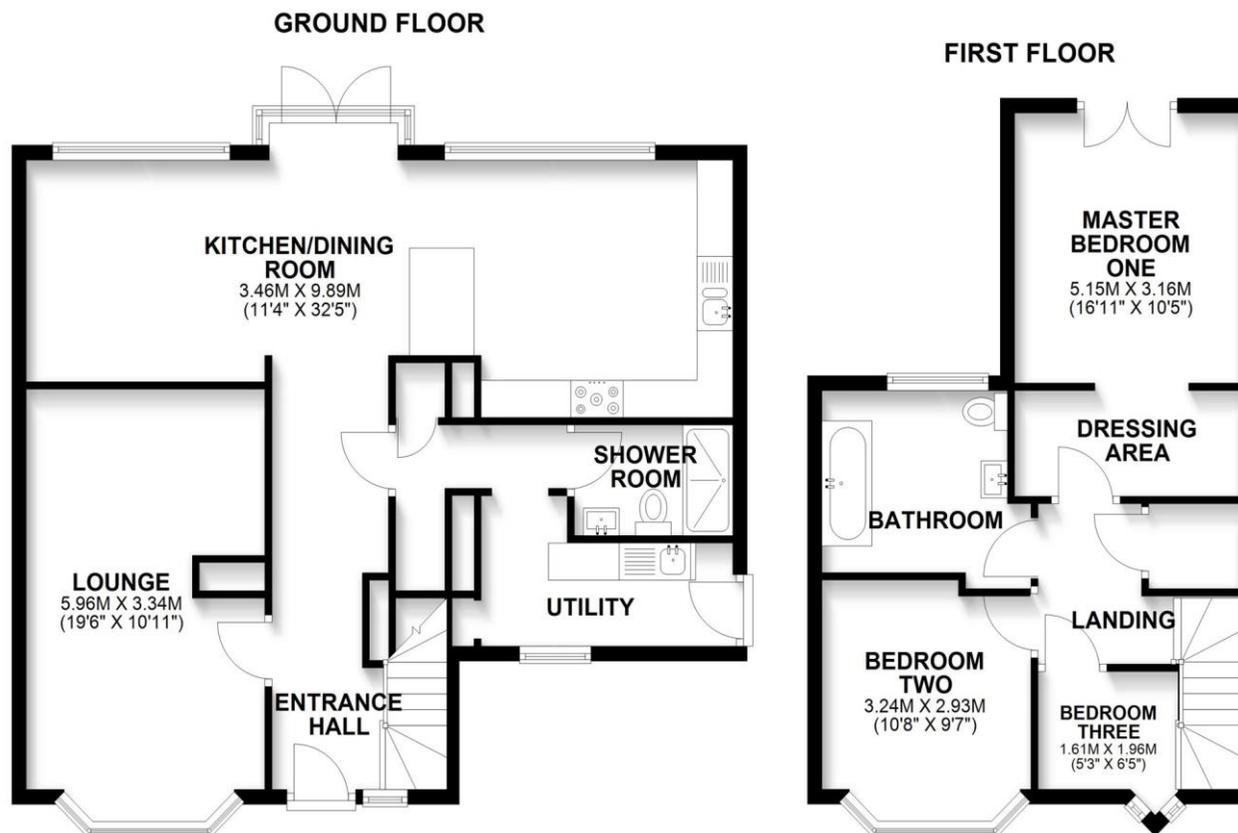






02920 612328

whitchurch@peteralan.co.uk



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

