



## College Road, offers in excess of £325,000

- COUNCIL TAX D
- TWO RECEPTION ROOM
- CLOSE TO TAFF TRAIL
- WALKING DISTANCE TO LLANDAFF NORTH VILLAGE
- EXCELLENT SCHOOL CATCHMENT
- EPC Rating: Awaited



 3  1  2





## About the property

Spacious Family home in prime location close to Taff Trail, University Hospital of Wales, transport links to include A48 and train stations. Perfect first time buy, call today to book your viewing!

## Accommodation

### Entrance Hall

### Living Room

11' 9" max x 13' 5" max ( 3.58m max x 4.09m max )

### Dining Room

14' 5" x 10' 8" ( 4.39m x 3.25m )

### Kitchen

9' 9" max x 9' 7" max ( 2.97m max x 2.92m max )

### Bedroom One

11' 3" max x 11' 9" max ( 3.43m max x 3.58m max )



**Garden**

**Bedroom Two**

10' 9" max x 10' 5" max ( 3.28m max x 3.17m max )

**Bedroom Three**

9' 6" x 5' 9" ( 2.90m x 1.75m )

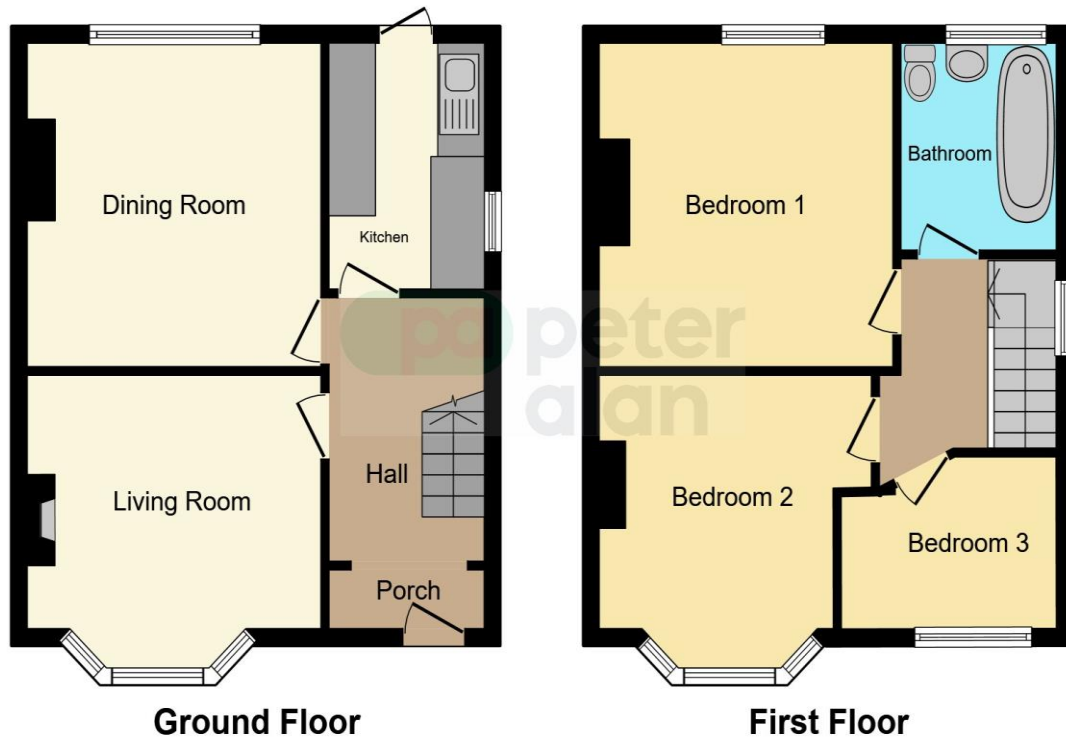
**Bathroom**



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## Floorplan



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