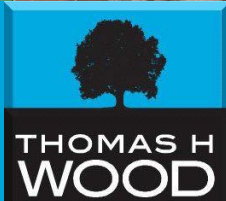




77 Ty-mawr Road

Llandaff North, Cardiff, CF14 2FP



Guide Price £315,000

3 Bedrooms



A wonderful opportunity to purchase this stunning, three bedroom period property with ensuite bathroom and walk in wardrobe situated in the popular area of Llandaff North. The current owners have maintained the property to a very high standard and benefits from a beautiful decoration throughout and a private and mature rear garden. Ideally located within a few minutes' walk of local shops and the train station with good links to Cardiff City centre and close to the M4 and A470 motorways and close to the highly regarded primary and secondary schools. In brief the property comprises, Entrance hallway, through lounge/diner, fitted kitchen, Utility with W.C. To the first floor there are two double bedrooms, family bathroom, en-suite and walk in wardrobe and to the second floor there is a further double bedroom. To the rear of the property there is a good size low maintenance garden.

ENTRANCE HALLWAY

Entry via a hardwood front door leading to the hallway with radiator, ceiling light and carpet laid to stairs.

LOUNGE

3.53m x 2.97m (11'07" x 9'09") A bright and spacious lounge with large double glazed bay window to the front. Beautifully decorated with picture rail, hardwood flooring, central ceiling light, storage cupboard to the right, radiator, television point, electric sockets and opens into the dining area:

DINING ROOM

3.76m x 3.40m (12'04" x 11'01") A through room with hardwood flooring, central ceiling light, radiator, feature fireplace with storage cupboard to the side, electric sockets, double glazed window overlooking the rear of the property and space leading to the hallway and kitchen.



KITCHEN

2.93m x 3.14m (9'07" x 10'03") A modern fitted kitchen with a range of fitted white high gloss wall and base units with oak worktops over, painted walls with tiled splash backs and grey polished tiled flooring, ceiling light, stainless steel sink with mixer tap, integrated electrical oven and gas hob with extractor fan, space for fridge freezer, combi boiler, double glazed window to the side and area leading to utility/WC and hardwood door with opaque double glazed window leading on to the garden.

UTILITY / W.C.

1.85m x 3.12m (6'01" x 10.03") a white suite with low level WC, stainless steel sink with mixer tap, white high gloss wall and base units with oak work top over, plumed for washing machine, electrical sockets, grey polished tiled floor and white plastered and painted walls, double glazed opaque window overlooking the rear, towel radiator and ceiling light.

LANDING

Carpet laid to floor, electric sockets, ceiling light, neutrally decorated and access to all bedrooms, family bathroom and stairs to the second floor.

BEDROOM ONE

3.55m x 3.00m (11'07" x 9'10") a good size master bedroom overlooking the front aspect of the property with carpeted floors, plastered and painted walls with feature wall, two double glazed windows, electric sockets, radiator and ceiling light. Superb walk in wardrobe leading to ensuite

EN-SUITE

2.87m x 1.17m (9'05" x 3'10") a modern and well-appointed en-suite with fully tiled cream walls and floors with free standing shower, sink with mixer tap, toilet, extractor fan, ceiling spotlights.

BEDROOM TWO

11' 6" x 10' 9" (3.52m x 3.28m) narrowing to 4.34 (narrowing to 14'03") a further double bedroom located in the loft space with two large Velux windows, carpet laid to floor, plastered and painted walls, ample storage space, sockets and a central ceiling light.

BEDROOM THREE

9' 9" x 11' 1" (2.98m x 3.38m) The third double bedroom, comprises of carpet laid to floor, plastered and painted walls with feature wallpaper, double glazed window to the rear, electric sockets and ceiling light. There is also loft access from this room.

FAMILY BATHROOM

9' 5" x 6' 5" (2.88m x 1.96m) Generous and modern three piece bathroom suite with fully tiled walls and floor, large bath with electric shower overhead, WC, double glazed window, chrome towelled radiator and ceiling light.

OUTSIDE

To the rear there is an enclosed sunny garden consisting of patio area, lawn laid to the middle, shed to the rear and mature shrubbery to the sides. Rear access to the property through a back gate.

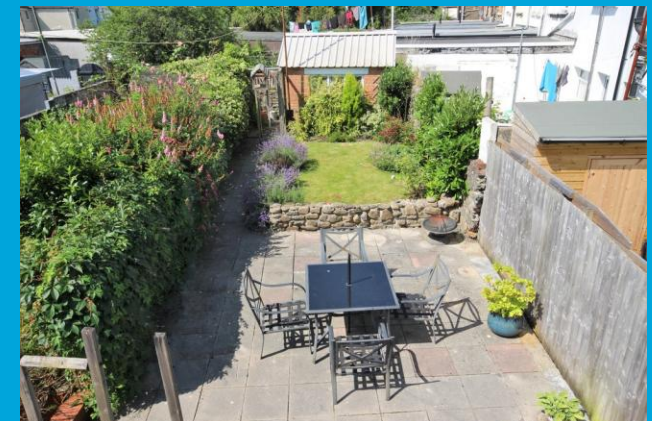
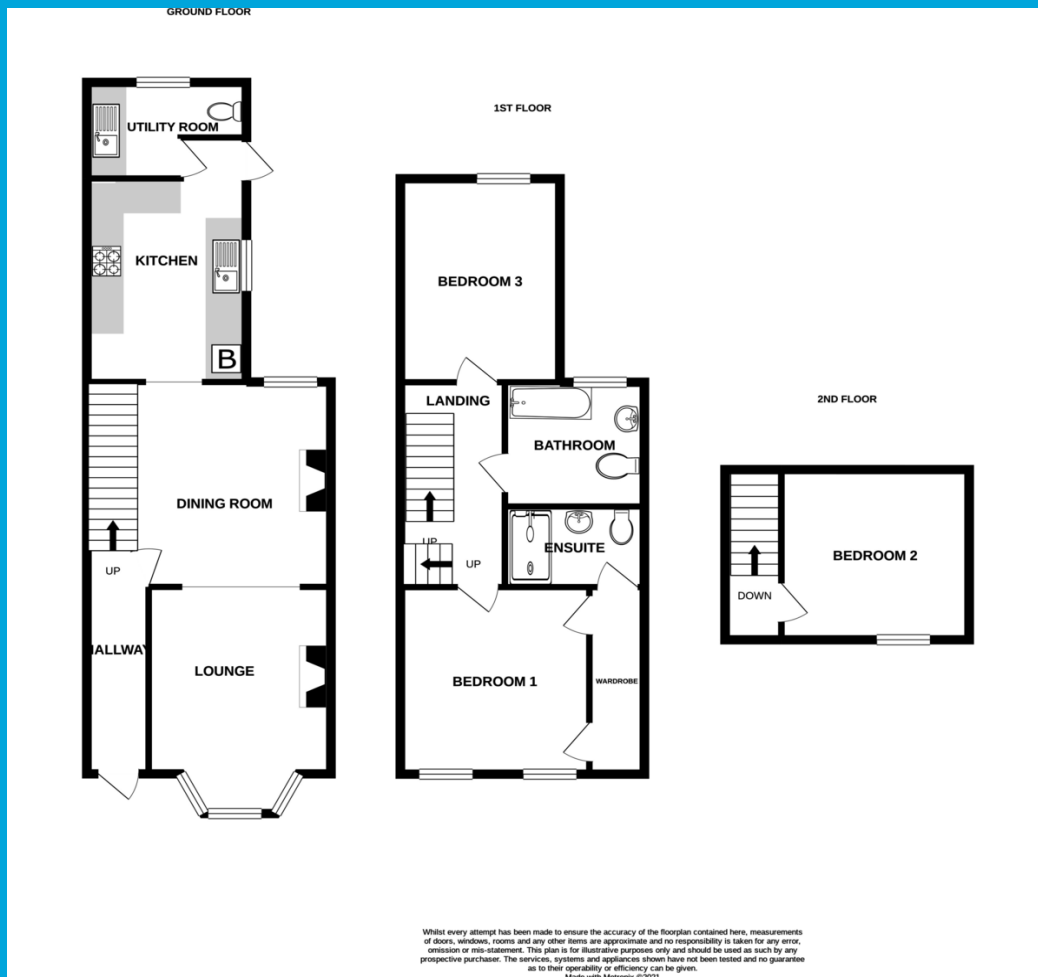
To the front there is a small courtyard area with gated access leading to the hardwood front door.

TENURE

We are advised that this property is Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX BAND D.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

14 Park Road, Whitchurch, Cardiff,
CF14 7BQ

www.thomashwood.co.uk
02920 626252
sales@thomashwood.com

Mon-Fri: 9am - 5pm
Sat: 9am - 4pm

