

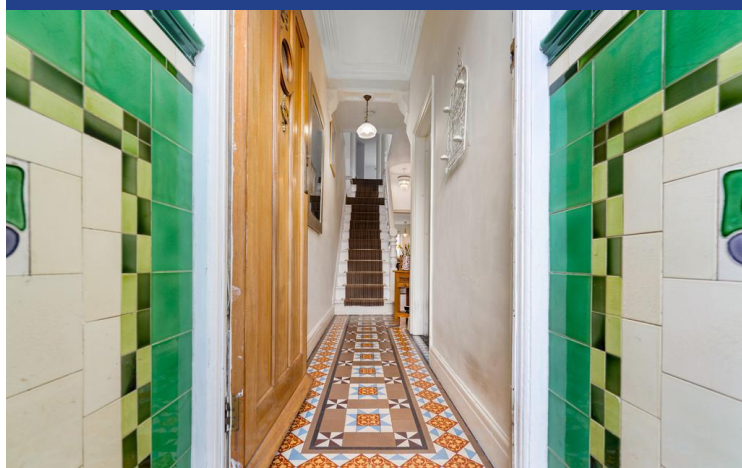
25 Gabalfa Road,  
Gabalfa, Cardiff, CF14 2JJ



Estate Agents and  
Chartered Surveyors

Asking Price Of

£390,000



End Terraced House

3

1

1

2

# Property Description

Traditional end of terrace home in the heart of Llandaff North. The home offers so many original features throughout with high ceilings, original quarry tiled flooring and a number of stunning feature fireplaces'. The property offers ample living space for a growing family with two reception rooms, an open plan kitchen/dining room and three double bedrooms to the first floor. The home further benefits from off road parking via a driveway with dropped kerb to the front leading to a garage with power sockets and lighting. Finally to finish a mature rear garden offering a range of plants, trees and shrubs.

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,302 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## PORCH

Enter via upvc double glazed front door into porch with traditional wooden door into hallway

## HALLWAY

Traditional flooring with a staircase leading to front door. Smooth walls and ceiling with central light pendant. Door leading to lounge, sitting room and kitchen/dining room.

## LOUNGE

11' 9" x 11' 5" (3.59m x 3.49m)

Feature working cast iron fire place and surround. Smooth walls and ceiling with central light pendant and original wooden flooring. Upvc double glazed bay window to front.

## SITTING ROOM/STUDY

11' 10" x 8' 11" (3.61m x 2.73m)

Smooth walls and ceilings with central light pendant and original wood flooring. Upvc double glazed door leading to rear garden.

## KITCHEN/DINING ROOM

24' 8" x 9' 11" (7.52m x 3.03m)

Fitted with a traditional shaker style kitchen comprising of base and eye level units with wooden worktops over. Inset Belfast sink unit. Built in oven and hob with cooker hood over. Space for washing

machine and free stand fridge/freezer. Ample space for large dining table and chairs. Upvc double glazed French doors to side leading to rear garden. Upvc double glazed window to side and rear.

## LANDING

Split level landing with access to all first floor rooms. Smooth walls and ceiling with central light pendants and carpeted flooring. Upvc double glazed obscure window to rear. Loft hatch provides access to large loft with velux window.

## BEDROOM ONE

18' 10" x 14' 3" into bay (5.75m x 4.35m)

Feature cast iron fireplace and surround with original tiles. Smooth walls and ceiling with central light pendant and original cornice. Original wooden floorboards. Upvc double glazed bay window to front and two upvc double glazed window to front.

## BEDROOM TWO

11' 10" x 11' 8" maximum (3.63m x 3.56m)

Smooth walls and ceiling with central light pendant and carpeted flooring. Upvc double glazed window to rear.

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### BEDROOM THREE

17' 3" x 9' 10" (5.28m x 3.02m)

Original cast iron fireplace and surround. Smooth walls and ceiling with central light pendant and original wooden floorboards. Upvc double glazed window to rear.

### BATHROOM

Fitted with a three piece bathroom suite comprising bath with electric shower over, WC and wash hand basin. Upvc double glazed obscure window to side.

### OUTSIDE

Front garden - Off road parking via a driveway with dropped curb to front leading to an integral garage. The front garden offers a paved pathway leading to the front door with an array of plants and shrubs.

Rear garden -Enclosed mature rear garden offering decking and the remainder laid to lawn with a combination of fencing and traditional brick wall surround offering maximum security with a range of plants, trees and mature shrubbery.

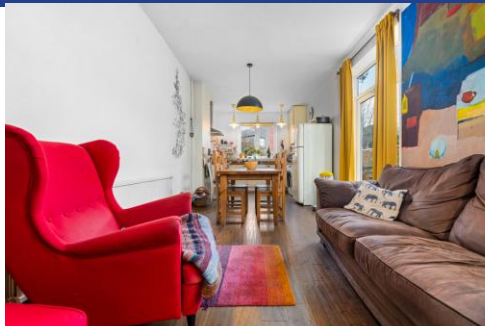
### SHED/ STORAGE AREA/LEAN TO

23' 9" x 12' 2" (7.24m x 3.72m)

Complete with lighting and power sockets currently holding the owners tumble dryer. Wooden door leading to front driveway and wooden door leading to rear garden.

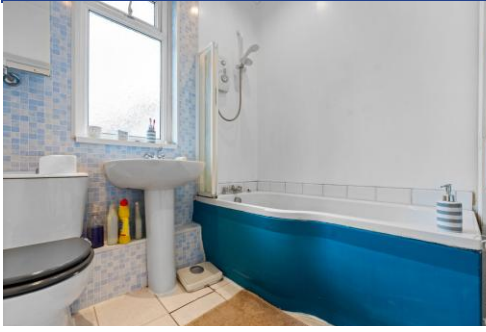


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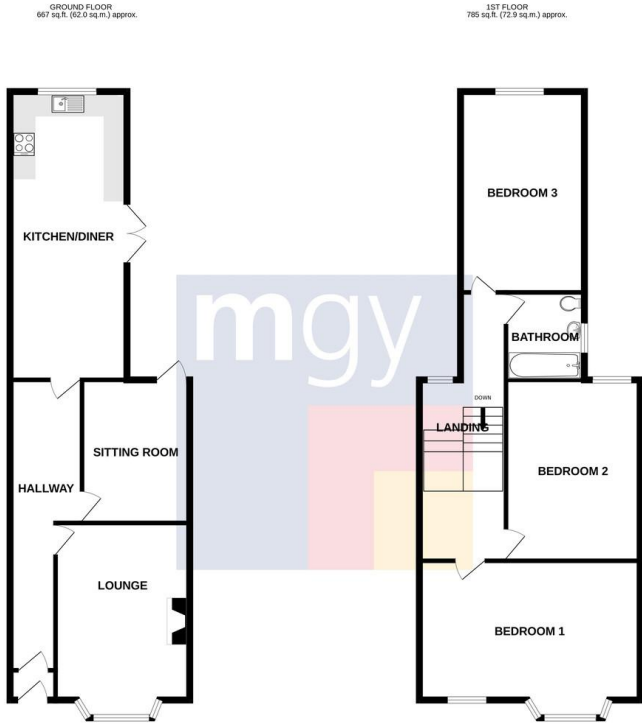




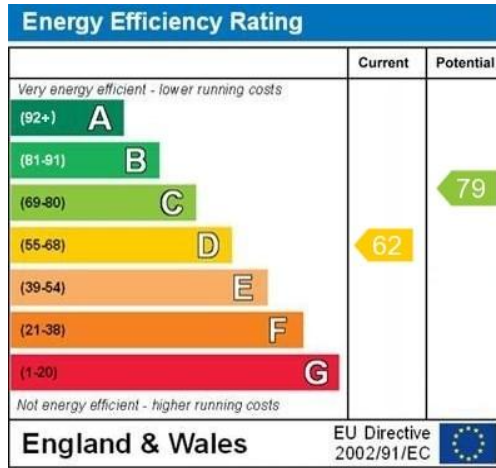
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TOTAL FLOOR AREA: 1452 sq ft. (134.9 sq.m.) approx.  
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