

15 Andrews Road,

Llandaff North, Cardiff, CF14 2JN



Estate Agents and
Chartered Surveyors

Asking Price

£260,000



Mid Terraced House



Property Description

This charming two bedroom mid terraced property in the Llandaff North area of Cardiff very close to a variety of shops and amenities. There are excellent transport links nearby and is close to Hailey Park.. The property briefly comprises of entrance porch, lounge, dining room, kitchen, two bedrooms, bathroom and loft room. South/West facing rear garden. Ideal for a first time buyer, investor or for those looking to downsize.

Tenure Freehold

Council Tax Band D

Floor Area Approx

**Viewing Arrangements
Strictly by appointment**

LOCATION

Llandaff North has well and truly blossomed offering a huge range of local shops and cafés with a beautiful community vibe. The village offers regular public transport links along with its very own train station. There are a number of highly regarded Primary and Secondary Schools and is already surround by beautiful walks along the Taff Trail.

ENTRANCE PORCH

Entered via uPVC door with inset obscured and leaded double glazed panels. Glazed wooden door to :-

LOUNGE

13' 6" maximum into alcove 3.00m)
Double glazed uPVC door to front. Radiator. Meter cupboard. Feature fireplace with inset coal effect fire. Coved ceiling. Glazed wooden door to :-

DINING ROOM

13' 6" maximum into alcove 3.29)
Double glazed uPVC door to rear garden. Stairs to first floor. Radiator. Glazed sliding door to:-

KITCHEN

9' 7" x 8' 4" (2.94m x 2.55m)
Double glazed window overlooking rear garden. Obscured double glazed door to side leading to rear garden. Tiled floor. Recess for fridge / freezer. Base and wall units with work surfaces and tiled splash backs incorporating stainless steel sink unit with mixer tap. Gas cooker point. Plumbing and space for washing machine. Radiator.

FIRST FLOOR

STAIRS & LANDING - Stairs to two bedrooms and bathroom. Stairs to loft room.

BEDROOM ONE

13' 5" into alcove x 9' 8" (4.11m x 2.96m)
Two double glazed uPVC windows to front. Coved ceiling. Radiator.

BEDROOM TWO

10' 9" x 7' 11" (3.30m x 2.43m)
Double glazed window to rear. Radiator. Coved ceiling.

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BATHROOM

9' 3" x 8' 5" (2.82m x 2.57m)

Obscured double glazed window to rear. Wood panelled bath with hot and cold taps and electric shower over, w.c, pedestal wash hand basin with hot and cold taps. Heated towel rail. Airing cupboard with shelving and housing Worcester combi boiler.

SECOND FLOOR

11' 10" x 9' 7" (3.62m x 2.93m)

LOFT ROOM - Skylight. Eaves storage. Laminate flooring.

OUTSIDE

FRONT - Street parking.

REAR- South / Westerly facing enclosed rear garden part laid to lawn. Paved pathway leading to garage which has windows to side and rear. Door to side and an up and over door accessed from the rear lane. Gate to rear lane. Pear tree. Greenhouse. Door to outside w.c.

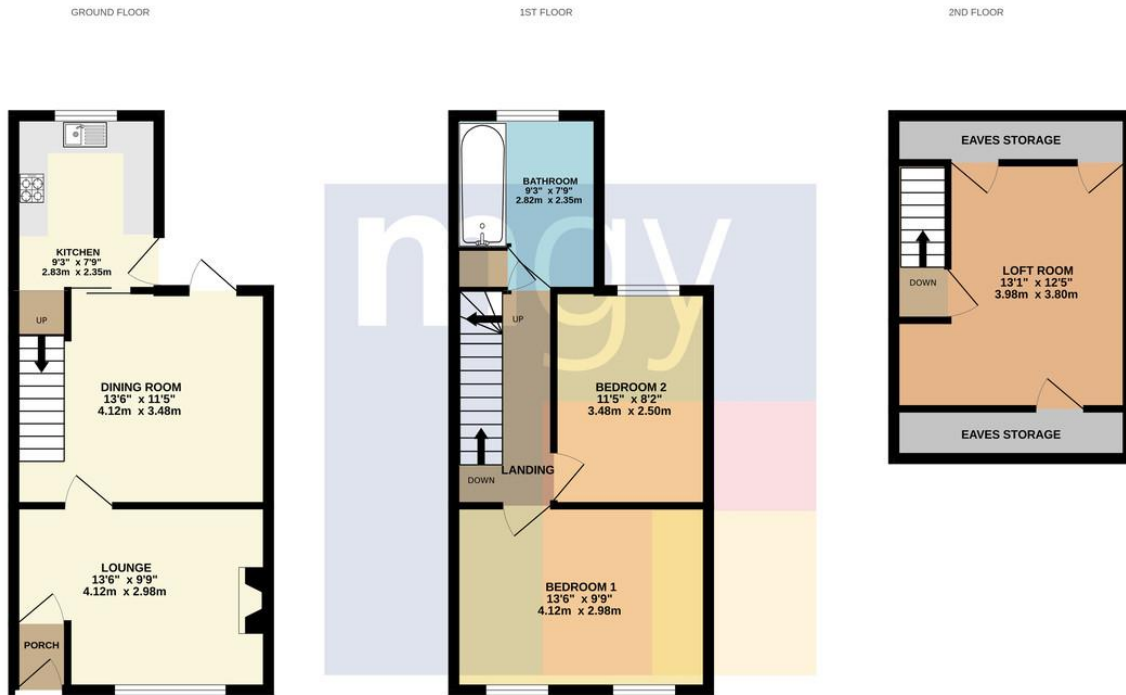
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