

24 Andrews Road,

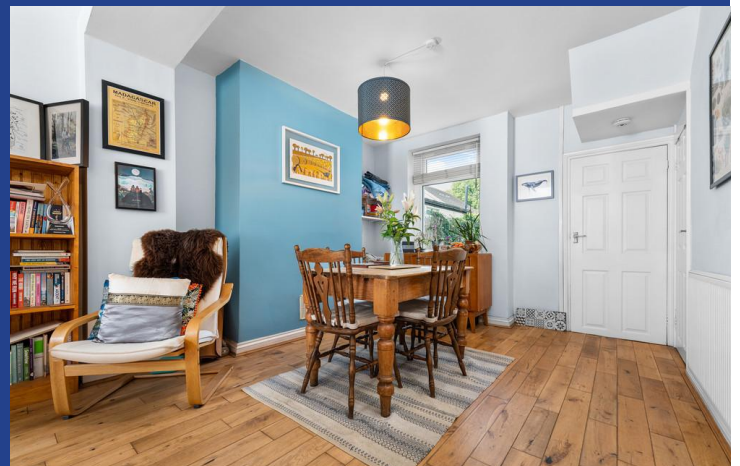
Llandaff North, Cardiff, CF14 2JP



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£260,000



Mid Terraced House



Property Description

****IDEAL FIRST PURCHASE**** This beautifully presented two bedroom terrace home in the heart of Llandaff North offers cosy yet spacious living accommodation with an open plan lounge/dining room, kitchen, two double bedrooms to the first floor and first floor bathroom.

Tenure Freehold

Council Tax Band D

Floor Area Approx 764 sq ft

**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.

HALL

6' 9" x 2' 11" (2.08m x 0.90m)

Enter into hall via composite front door. Smooth walls and ceiling finished with engineered oak flooring. Door leading to lounge/ dining room.

LOUNGE/DINER

21' 11" x 10' 6" (6.69m x 3.22 into alcove)

Smooth walls and ceiling with three central light pendants and finished with engineered oak flooring. Upvc double glazed window to front and rear with fitted blinds. Two central chimney breasts with alcoves either side. (One of which can be re opened and used) Under stair storage cupboard and door leading to kitchen.

KITCHEN

7' 9" x 8' 11" (2.38m x 2.73m)

Fitted with a range of base and eye level units with laminate worktops over. Inset stainless steel sink unit plus drainer. Built in oven with four ring gas hob and cooker hood over. Space for under counter fridge, freezer and washing machine. Tiled splash back with tiled flooring and smooth ceiling to finish with a central light pendant. Upvc double glazed window to rear and door to side.

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LANDING

Smooth walls and ceiling with a central light pendant and a combination of carpeted and engineered wood flooring. Doors leading to both bedrooms and bathroom. Loft hatch provide access to loft storage.

BEDROOM ONE

13' 3" x 10' 1" (4.06 into alcovem x 3.09m)
Smooth walls and ceiling with a central light pendant and engineered oak flooring to finish. Upvc double glazed window to front x2 with fitted blinds.

BEDROOM TWO

11' 1" x 6' 9" (3.39m x 2.06m)
Smooth walls and ceiling with a central light pendant and engineered oak flooring to finish. 2 built in storage cupboards, one of which houses the combi boiler. Upvc double glazed window to rear.

BATHROOM

Fitted with a three piece bathroom suite comprising bath with fitted shower screen and shower over, WC and wash hand basin. Tiled walls with smooth ceiling and vinyl flooring to finish. Upvc double glazed obscure window to rear.

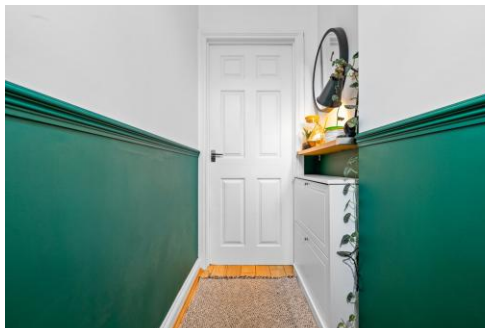
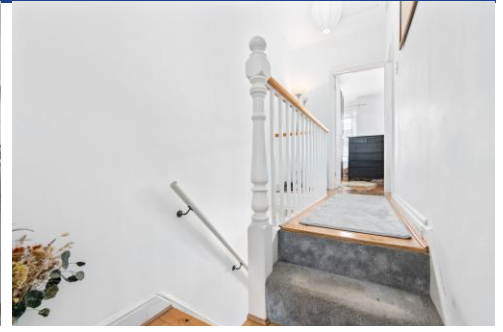
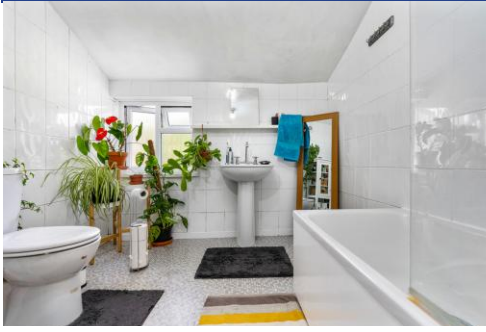
OUTSIDE

An enclosed garden can be found to the rear offering a combination of paving and artificial grass with a fence surround. A boarder of plants and trees can be found to the single side of the garden with a range of potted plants and shrubbery. Rear garden gate provides access to rear lane. Garden shed to remain. Additional single storage cupboard adjacent to the property ideal for garden tools etc.

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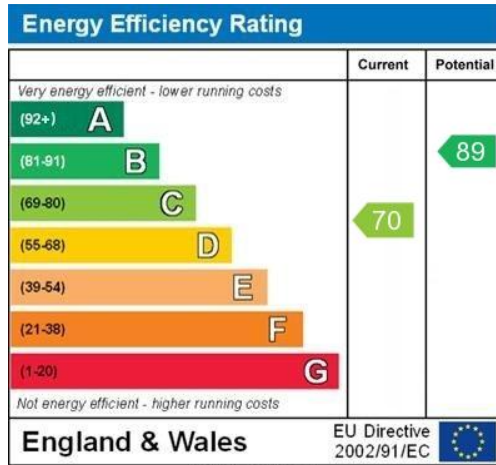
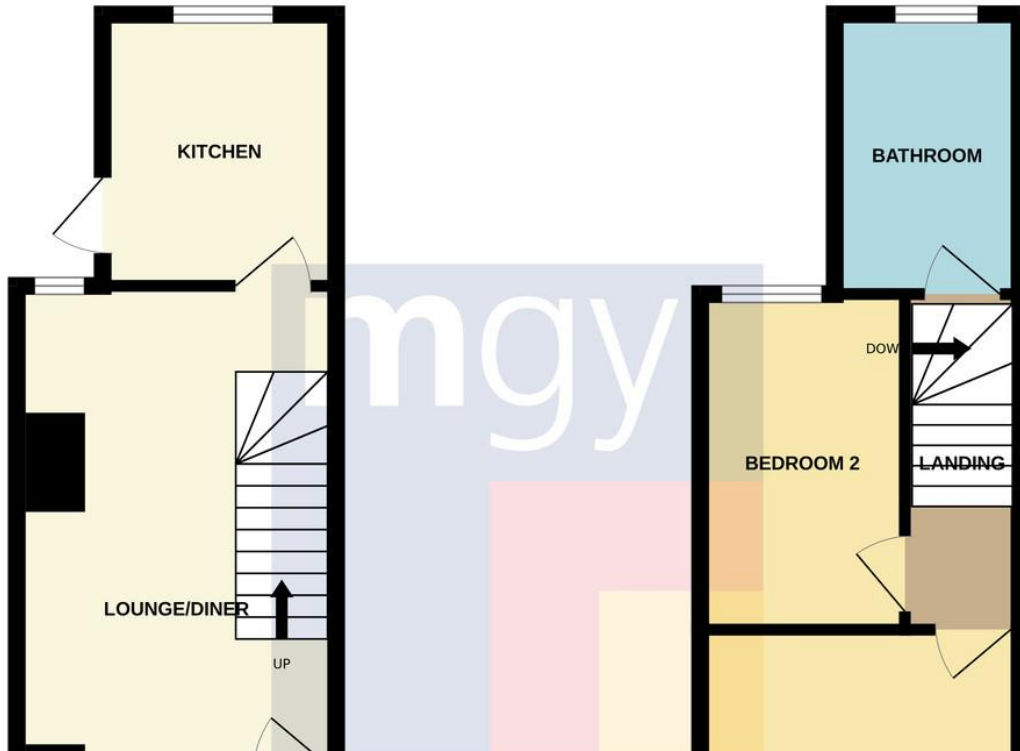
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GROUND FLOOR

1ST FLOOR



Whitchurch 02922 745848
64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



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