

8 Blossie Road,

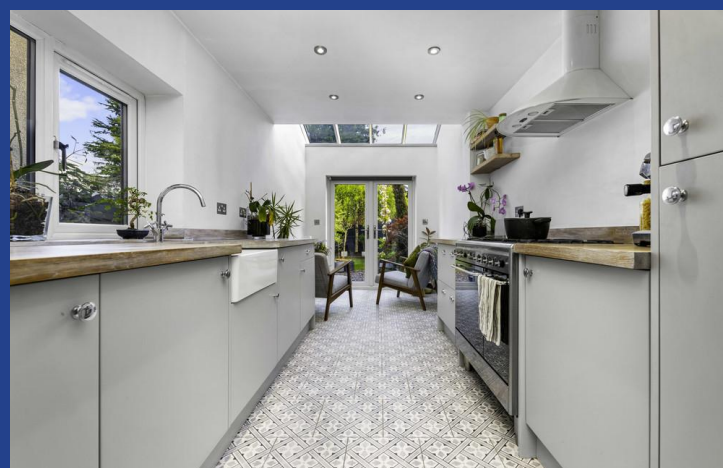
Llandaff North, Cardiff, CF14 2JB



Estate Agents and
Chartered Surveyors

Asking Price Of

£325,000



Mid Terraced House

2

1

1

2

Property Description

A charming two-bedroom mid terrace home which has been completely modernised, refurbished and redecorated throughout. The home offers beautiful box sash windows throughout, two reception rooms, modern shaker style kitchen with French doors leading to the rear garden and beautifully potted private rear garden. To the first floor you will find two double bedrooms and a family bathroom complete with four piece bathroom suite. The master bedroom further benefits from a walk in wardrobe.

Tenure Freehold

Council Tax Band D

Floor Area Approx TBC

Viewing Arrangements
Strictly by appointment

LOCATION

Sitting in the heart of Llandaff North this property is perfection positioned within walking distance to an array of shop, cafe's and other amenities. There are a number of regular public transport links along with a local train station giving access to the city centre in just a mater of minutes. The Taff's Trail is also on your door step with beautiful scenic walks leading in and around Cardiff along with great road links for commuters.

ENTRANCE HALL

Entered via composite front door into hall. Open to living room. Smooth walls and ceiling with a central light pendant and finished with tiled flooring. Carpeted staircase leading to first floor.

DINING ROOM

10' 10" x 9' 4" into alcove (3.31m x 2.86m)
Smooth walls and ceiling with a central light pendant and finished with luxury vinyl tiled flooring. Waist height storage cupboard either side of the alcove with central chimney breast. Upvc box sash window to front. Opening to living room.

LIVING ROOM

9' 10" x 14' 4" (3.01 max m x 4.39m)
Smooth walls and ceilings with a central light pendant finished with luxury vinyl tiled flooring. Central chimney breast with brick build fireplace and log burner (to remain). uPVC double glazed box sash window to rear. Carpeted staircase leading to first floor. Opening to kitchen.

KITCHEN

17' 7" x 7' 11" (5.37m x 2.43m)
Fitted with a modern shaker style kitchen with base units with wooden worktops over. Inset ceramic sink unit. Free standing double cooker with five ring gas hob. Integral fridge/freezer and integral washing machine. Smooth walls and ceilings with spot lighting finished with tiled flooring. uPVC double glazed window to side and uPVC double glazed French doors leading to rear garden with skylight windows above.

LANDING

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Doors leading to both bedrooms and bathroom.

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BEDROOM ONE

9' 4" x 12' 8" (2.87m x 3.87 into alcove)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Feature fireplace and surround. uPVC double glazed box sash window to front. Folding door into wall in wardrobe.

WALK IN WARDROBE

4' 4" x 7' 10" (1.33m x 2.40m)

Smooth walls and ceilings with spot lighting finished with carpeted flooring. Fitted shelving and hanging rails.

BEDROOM TWO

8' 2" x 11' 1" (2.51m x 3.39 max m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Built in double wardrobe. uPVC double glazed box sash window to rear.

BATHROOM

8' 7" x 7' 10" (2.62m x 2.41m)

Fitted with a traditional four piece bathroom suite comprising single shower enclosure with separate free standing roll top bath, WC and wash hand basin. Smooth walls and ceilings with spot lighting finished with tiled flooring. uPVC double glazed box sash window to rear.

OUTSIDE

Front - A charming front garden laid with paving slabs and slate chipping with a range of plants and shrubs.

Rear - An enclosed private rear garden mostly laid to lawn with a range of plants, trees and shrubbery. Decking area can be found to the rear of the garden ideal for outside dining

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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



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