

# 13 Woodford Close, Llandaff, Cardiff, CF5 2PH



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£320,000**



Semi-Detached Property

3

1

1

1

# Property Description

**\*\*SEMI DETACHED PROPERTY\*\*THREE BEDROOMS\*\*QUIET CUL-DE-SAC LOCATION\*\*** A beautifully presented three bedroom semi detached property. Entered via a composite, hallway, spacious lounge, contemporary, open kitchen/dining room. To the first floor; principal bedroom, a second spacious double bedroom, third bedroom and family bathroom. Front and rear garden. Driveway with parking for two vehicle. EPC: C

Tenure Freehold

Council Tax Band D

Floor Area Approx 731 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools. The high street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station and a frequent bus service to and from the City Centre.

## ENTRANCE HALLWAY

4' 0" x 3' 8" (1.23m x 1.13m)

Entered via a composite door with obscured glass panes, hanging space for coats and space for shoe storage. Power sockets. Modern Fuse box. Door to living room.

## LOUNGE

15' 7" x 14' 7" (4.77m x 4.47m)

A spacious, beautifully presented, modern living room, feature electric fireplace, quality laminate flooring, modern radiator. Loft access. Bay window to front. Stairs leading to first floor landing

## KITCHEN/DINING ROOM

14' 7" x 9' 2" (4.45m x 2.8m)

Appointed along two walls, contemporary, high gloss eye level and low level until beneath quality laminate worktops, one and a half bowl stainless steel sink with chrome, hose mixer tap, integrated fridge freezer, integrated oven and microwave oven, induction hob and extractor hood, slimline dishwasher, integrated washing machine (negotiable), tiled flooring, tiled splashbacks. Large under stairs storage cupboard. Modern radiator. Window and french doors opening into rear garden.

## FIRST FLOOR

### LANDING

A bright, airy landing; window to side, glass balustrade, storage cupboard housing modern combi 'BAXI' boiler. Doors leading to bedrooms and family bathroom.

### BEDROOM ONE

11' 7" x 8' 4" (3.54 (to wardrobes) m x 2.56m)

Window to front, a good sized principal bedroom. Built in sliding door, mirrored wardrobes. Radiator.

### BEDROOM TWO

11' 2" x 8' 6" (3.41m x 2.6m)

A second, spacious double bedroom. Space for wardrobes. Radiator. Window overlooking rear garden.

### BEDROOM THREE

7' 10" x 5' 10" (2.39m x 1.79m)

A third bedroom. Radiator. Window to front.

### FAMILY BATHROOM

5' 8" x 5' 4" (1.75m x 1.63m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity unit, L shaped bath with chrome mixer tap, dual headed chrome shower, glass shower screen, tiled wall and floor. Spotlights, extractor fan, chrome heated towel rail. uPVC, obscured glass window to rear.

## OUTSIDE

### REAR GARDEN

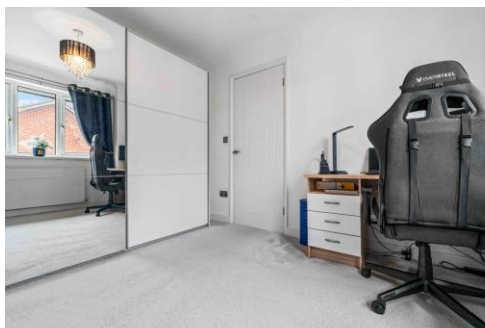
Bordered by a timber fence, a well maintained rear garden, laid to lawn with tiled patio area with surrounding shrubs. Outside power socket. Timber gate to side leading to driveway.

### FRONT GARDEN

Cul-de-sac with driveway for two cars. Front garden area bordered with beautiful, mature plants.

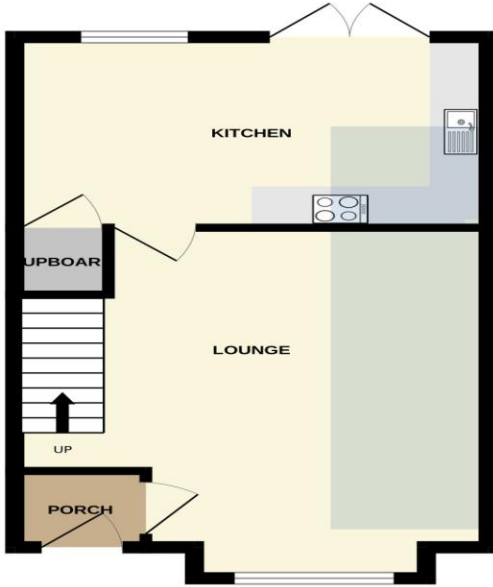


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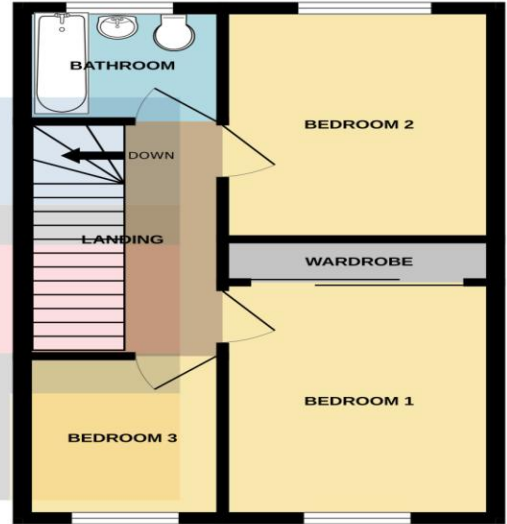


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GROUND FLOOR  
371 sq.ft. (34.4 sq.m.) approx.

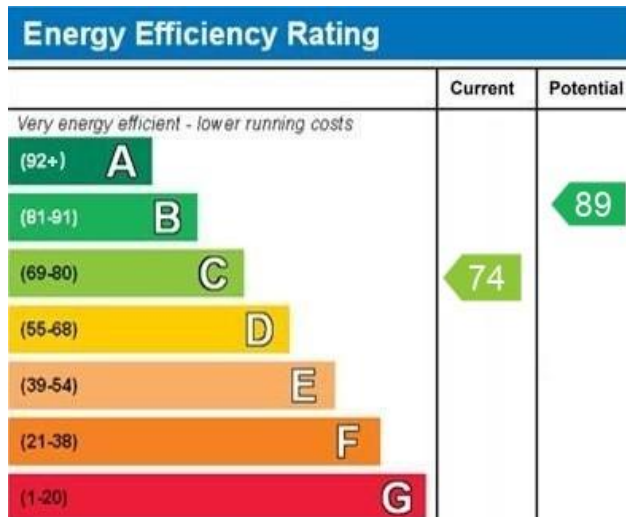


1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Radyr** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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