

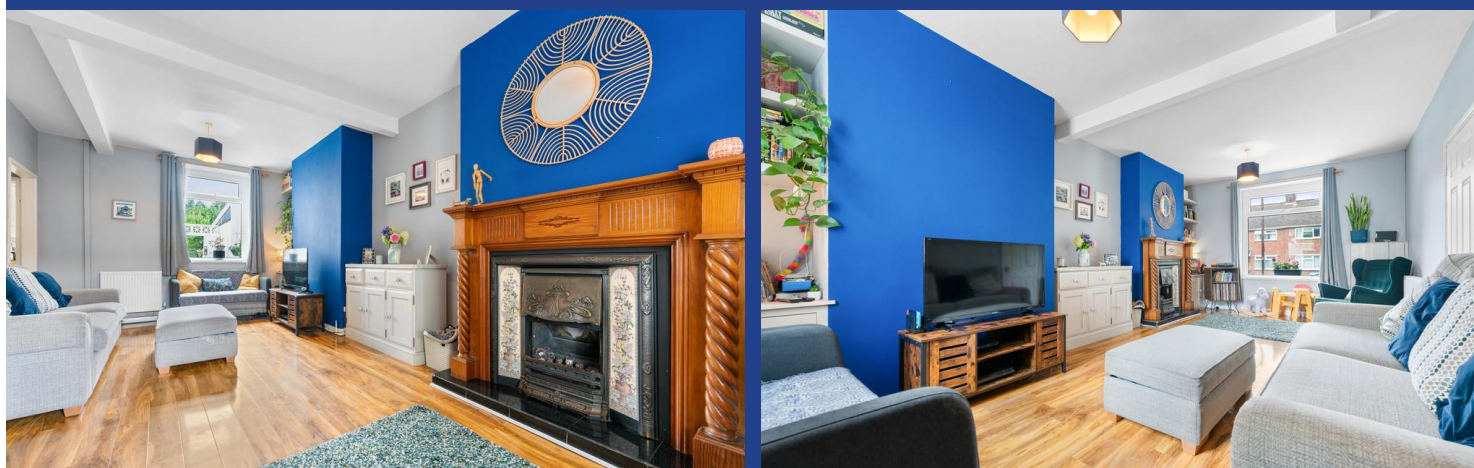
45 College Road,
Llandaff North, Cardiff, CF14 2HZ



Estate Agents and
Chartered Surveyors

Asking Price Of

£310,000



Mid Terraced House

2

1

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Property Description

A two bedroom mid terrace property in the popular area of Llandaff North, Cardiff. The property briefly comprises, hallway, lounge, kitchen, two bedrooms and bathroom. Gardens to front and rear. Viewing recommended!

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,001 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Llandaff North offers a range of shops, cafes and retailers with its very own train station and regular public transport links. Hailey Park is a high regarded public park offering great walks leading along the Taff Trail towards the secret garden in the city centre. Hawthorn Primary, Ysgol Glantaf and Whitchurch High School are within walking distance.

ENTRANCE HALL

Enter via composite front door into hallway. Smooth walls and ceiling with a central light pendant finished with wooden flooring. Door leading to lounge. Staircase leading to first floor.

LOUNGE

21' 6" x 11' 10" (6.57m x 3.63m)
Smooth walls and ceiling with a central light pendant and finished with wooden flooring. Two central chimney breasts one of which sits an original feature fireplace and surround. Built in shelving and storage within each alcove. Upvc double glazed windows to front and rear. Under stairs storage cupboard. Door leading to kitchen.

KITCHEN

22' 6" x 7' 3" (6.86m x 2.22m)
Fitted with a range of base and eye level units with worktops over. Inset one and a half bowl stainless steel sink unit plus drainer. Built in oven, five ring hob and cooker hood over. Space for freestanding fridge/freezer, washing machine, tumble dryer and dishwasher. Space for dining table and chairs. Upvc double glazed french doors leading to rear garden with separate upvc double glazed door to side. Upvc double glazed window to side. Tiled splash back with smooth walls and ceiling, spot lighting and tiled flooring.

LANDING

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

BEDROOM ONE

15' 1" x 10' 5" (4.62m x 3.19m)
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Central chimney breast. Two upvc double glazed window to front.

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BEDROOM TWO

10' 8" x 9' 4" maximum (3.27m x 2.86m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Central chimney breast with built in shelving and hanging rail. Loft hatch provides access to loft storage with pull down ladder. Upvc double glazed window to rear.

BATHROOM

7' 6" x 12' 2" (2.29m x 3.71m)

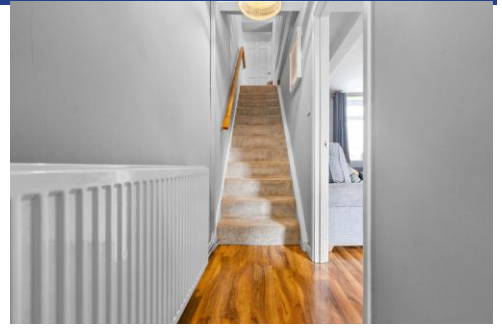
Fitted with a traditional four piece suite comprising walk in shower enclosure with depart roll top bath, wc and wash hand basin. Smooth walls and ceiling, a central light pendant and finished with tiled flooring. Upvc double glazed obscure window to rear.

OUTSIDE

Front - Courtyard garden can be found to the front mostly paved with a pathway leading to the front door. Flower beds offer the ideal space for plants and shrubbery with a garden gate for additional security.

Rear - An enclosed spacious garden can be found to the rear comprising of two paved areas with a garden laid to lawn. Stone wall surround with fence to the rear for extra privacy.

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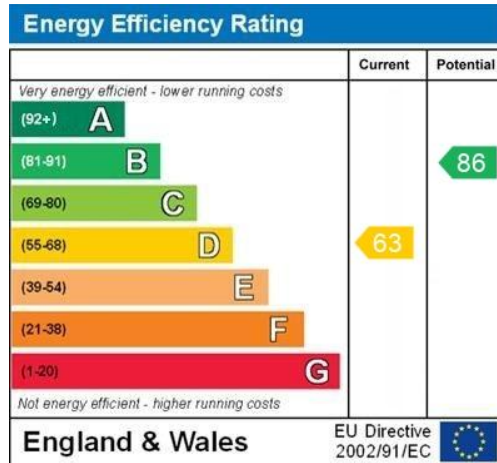
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