

22 Llantrisant Road,

Cardiff, CF5 2PX



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£600,000



Detached Property

4

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Property Description

**** POTENTIAL DEVELOPMENT****The light and spacious accommodation comprises an entrance hall, cloakroom, lounge, dining room, breakfast room, and kitchen on the ground floor. The first floor features four bedrooms and a shower room. The property boasts a sizeable front, side, and rear garden, along with a driveway and a single garage. Ideal for those seeking a project, it offers the flexibility to be either renovated and extended into a dream family home or demolished and redeveloped into four premium flats (planning permission for the latter is already in place: Reference No: 23/01772/FUL).

Situated on the corner of Llantrisant Road and Gillian Road, Wayside enjoys easy access to Llandaff Village with its local shops, amenities, and excellent primary and secondary schools within walking distance. Great public transport links connect you to Cardiff City Centre for a convenient commute. Don't miss out on this exciting opportunity – internal viewings are a must. EPC Rating: D

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,412 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools with Ysgol Pencae Welsh Primary School just a short walk to the end of the street whilst in a catchment for several English / Welsh Primary and Secondary Schools including Bishop of Llandaff, Ysgol Glantaf plus Llandaff Cathedral School and Howells School which are two of the best schools in Wales. 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. Hailey Park is within walking distance and the Taff Trail offers parkland walks all the way to Cardiff City Centre.

HALLWAY

6' 9" x 15' 9" (2.06m x 4.8m)

LOUNGE

13' 7" x 19' 3" (4.14m x 5.87m)

Window to front. Gas fireplace. Sliding patio doors to side garden. Radiator

SITTING ROOM

12' 2" x 12' 4" (3.71m x 3.76m)

Window to front. Radiator

DINING ROOM

11' 1" x 8' 0" (3.38m x 2.44m)

Window to rear. Radiator

KITCHEN

7' 4" x 19' 5" (2.24m x 5.92m)

Dual aspect window to side and rear garden. Low level kitchen units with stainless steel sink and drainer unit with mixer tap. Space for Freestanding Oven, washing machine, fridge freezer. Door leading to side garden.

CLOAKROOM

6' 9" x 4' 0" (2.06m x 1.22m)

low level WC, wall mounted sink. Window to rear. Radiator

FIRST FLOOR

LANDING

6' 10" x 12' 0" (2.08m x 3.66m)

PRINCIPAL BEDROOM

11' 5" x 19' 5" (3.48m x 5.92m)

Dual aspect windows to side and rear. Sliding doors to Juliette balcony overlooking side garden. Radiator

BEDROOM TWO

11' 1" x 11' 10" (3.38m x 3.61m)

Window to side. Radiator.

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BEDROOM THREE

9' 9" x 10' 0" (2.97m x 3.05m)

Dual aspect to front and side garden. Radiator

BEDROOM FOUR

6' 9" x 8' 4" (2.06m x 2.54m)

Window to front. Radiator

BATHROOM

9' 6" x 5' 7" (2.9m x 1.7m)

Window to rear. Low level WC, pedestal wash hand basin. Fully tiled walls. Double shower cubicle with half glass screen/door.

REAR AND SIDE GARDEN

Mainly laid to lawn with patio and mature hedge border.

FRONT GARDEN

Enclosed by hedgerow and laid to lawn.

GARAGE

8' 5" x 14' 6" (2.57m x 4.42m)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

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



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