

## West Road

Llandaff North CF14 2FT

- Stunning traditional cottage style home
- Immaculate condition throughout
- Three reception rooms
- Modern Kitchen & Bathroom
- Hailey Park location
- Viewings a must!!

Offers in excess of £230,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



Launch date Sat 25th November

Stunning Immaculately presented Two bedroom End Terrace set literally next to Hailey Park with Taff Trail on the door step, Llandaff North train station for city centre is located on the next Road and all local amenities which the village of Llandaff North has to offer is just a stones throw away

The property offers spacious accommodation over two floors ,and boasts two reception rooms, an amazing size conservatory, fitted kitchen, two bedrooms and a delightful bathroom, landing window looks out to the park. There is also a lovely enclosed rear garden with gated access.

This property is your kettle property, just move your furniture in, and put the kettle on!!!

### Entrance Hallway

Entered via double glazed panelled front door. Smooth plain ceiling. Wood flooring. Stairs rising to the first floor. Panelled radiator.

### Lounge 11'8 x 10'10 (3.56m x 3.30m)

Double glazed window to the front elevation with aspect towards the Park. Two alcove recesses. Fire place opening in chimney breast with fitted gas log effect fire with tiled sides on a slate hearth & living flame gas fire . Panelled radiator. Smooth plain ceiling.

### Dining Room 11'3 x 11'2 (3.43m x 3.40m)

Laminate floor. Feature fire surround with cast iron fire place on a marble hearth. Two recesses, both with fitted low level cupboards and open shelving above. Double glazed window to the rear elevation with aspect to the lovely Garden. Coved, smooth plain ceiling. Panelled radiator. Glazed fronted fitted under stairs cupboard. Door to:-

### Kitchen 11'0 x 8'10 (3.35m x 2.69m)

Fitted with light wood effect wall and floor units including a drawer unit. The central heating boiler is also encased within kitchen units. Co-ordinating tiled splash back. Complementary work surfaces. Inset circular bowl sink drainer with chrome mixer taps above. Space and plumbing for washing machine and tumble dryer. Space for full height fridge freezer. Space for cooker with fitted extractor hood over. Double glazed door to the rear garden. Double glazed



door with glazed side panel to:-

### Conservatory 14'3 x 11'10 (4.34m x 3.61m)

An excellent size with surrounding double glazed roof, windows and french doors to the rear elevation. Laminate floor. There is a fullsize plug in storage electric heater which will remain as part of the sale.

### Landing

Double glazed window to the side aspect with stunning views over Hailey Park. Painted banister, newel posts and spindles. Smooth, plain ceiling. Panelled radiator.

### **Bedroom One 13'11 x 11'6 (4.24m x 3.51m)**

Two double glazed windows to the front aspect both with views over Hailey Park. Coved, smooth plain ceiling. Picture rail. Two recesses - one with open shelving. Panelled radiator.

### **Bedroom Two 11'2 x 9'3 (3.40m x 2.82m)**

Coved, smooth plain ceiling. Two recesses. Double glazed tilt & turn window to the rear elevation. Panelled radiator.

### **Bathroom 10'4 x 8'3 (3.15m x 2.51m)**

Exceptionally spacious and fitted with a modern four piece suite comprising: close coupled WC, pedestal wash hand basin, deep bath with chrome centre taps and corner shower cubicle with electric shower. Attractive fully tiled walls with co-ordinating tiled floor. Chrome heated towel rail. Obscure double glazed window to the rear elevation. Smooth plain ceiling.

### **Rear Garden**

Lovely private garden with walled and hedged boundaries, mainly lawned with border area, mature plants trees and shrubs, garden shed to remain, cold water tap, gated side access.



