

FOR SALE | Guide Price £350,000 | College Road, Llandaff North, Cardiff CF14 2NX

TRADITIONAL RED-BRICK BAY-FRONTED SEMI-DETACHED DWELLING LOCATED ON COLLEGE ROAD,
LLANDAFF NORTH.



CHAMBERS

EST. 1992

029 2052 2106

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Description

Chambers Estate Agents are delighted to be instructed on this traditional red-brick bay-fronted semi-detached dwelling located on College Road, Llandaff North.

The current owner has carefully modernised the property and the accommodation briefly comprises entrance hall, living room, dining room, fitted kitchen, utility area, cloakroom/wc, three bedrooms and a neutral bathroom suite. The property further benefits from Upvc double glazing, gas central heating, off-road parking, external brick-built storage sheds, garage and a well tended mature garden, and a patio area.

College Road, Llandaff North, is a picturesque and well-connected neighbourhood in Cardiff. Known for its friendly community and a perfect blend of suburban tranquility and urban convenience, College Road offers an ideal living environment for families, professionals, and retirees alike.

The tree-lined street is home to a variety of property styles, from charming period houses to modern residences, all exuding a welcoming ambiance. Residents of College Road enjoy easy access to excellent local amenities, including highly regarded schools, diverse shopping options, and delightful cafes and restaurants.

The nearby Hailey Park and the Taff Trail provide ample opportunities for outdoor recreation, making it a haven for nature lovers and fitness enthusiasts. With efficient transport links to Cardiff city center and beyond, living on College Road means you can enjoy a serene lifestyle without sacrificing the convenience of city living. Experience the best of both worlds in this sought-after Llandaff North location.

Offered to the market with no chain.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: D. Approximately £1524.00 per annum.

Land Transaction Tax: £7,500.00 based on the purchase price.

Square Footage: 971.00 Sq Ft. P

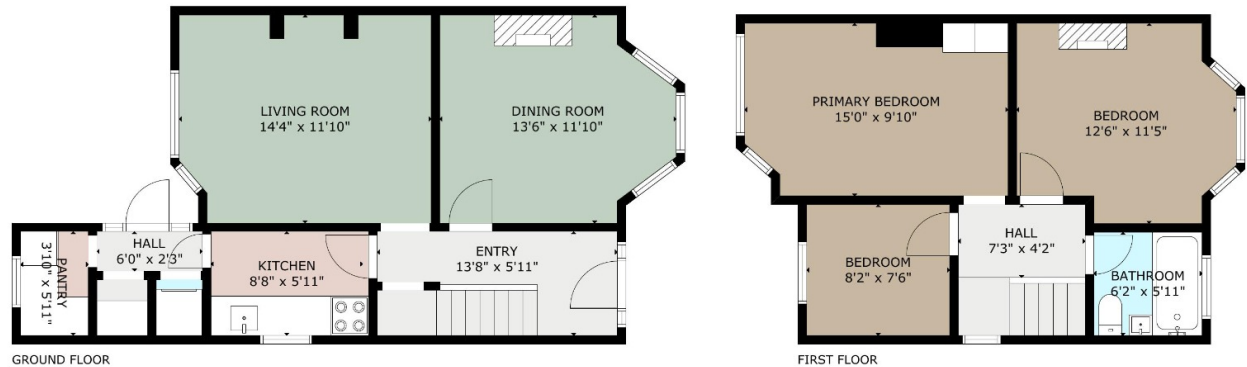
School Catchment Information:

Primary school catchment area: Gabalfa Primary School

Secondary school catchment area: Vardre Primary School

High school catchment area: Vardre Primary School

Further education catchment area: Ysgol Gyfun Gyngre



GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 971 sq.ft
GROUND FLOOR: 527 sq.ft, FIRST FLOOR: 444 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.