

**SOLD STC** | Guide Price £325,000 | College Road, Llandaff North, Cardiff, South Glamorgan CF14 2HZ

A TRADITIONAL STONE-FRONTED MID-TERRACE DWELLING LOCATED ON THE DOORSTEP OF THE TAFF TRAIL AND WITHIN A SHORT WALK OF A COMPREHENSIVE RANGE OF AMENITIES, PUBLIC TRANSPORT LINKS AND LOCAL SCHOOLS. COMPLETELY RENOVATED BY THE CURRENT OWNERS TO PROVIDE CONTEMPORARY ACCOMMODATION THROUGHOUT. INTERNAL VIEWING ADVISED.



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## Description

Chambers Estate Agents have been formally instructed to bring to the market this traditional stone fronted mid-terrace cottage, which has been renovated and reconfigured by the current owner to provide contemporary living accommodation over 3 floors.

The accommodation briefly comprises entrance hall, living room/dining room, modern fitted kitchen/sitting room, two double bedrooms, a four piece bathroom suite and a loft room. The property further benefits from gas central heating via combination boiler, Upvc double glazing, enclosed front courtyard and an enclosed rear garden with patio area.

College Road is a popular residential location that starts in Llandaff North and finishes in Whitchurch village. This particular property is located in Llandaff North and is within a short walk of local amenities to include a Lidl, Co-op mini market, pharmacy, independent bakeries and coffee shops. Situated approximately 3 miles from the city centre there is frequent public transport via bus on Station Road, and train off Evansfield Road, both of which are just a short stroll from the property. The local schools at both primary and secondary level are well regarded.

Arguably the biggest selling point with regards to the location is the proximity to the Taff Trail, which is a very popular footpath and cycle path, and is a great way to get into the city centre and beyond.

This beautifully renovated property is available to the market with no onward chain. Internal viewing is advised.

### Additional Information:

Tenure: Freehold. Please verify via your Solicitor. Council Tax Band: D. Approximately £1716.00 per annum. Land Transaction Tax: £6,000.00 (based on the asking price of £325,000). Square Footage: TBC. School Catchment Information: English medium primary catchment area: Gabalfa Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Glan Cynhafal. Welsh medium secondary catchment area: Ysgol Glantaf.

