

SOLD STC | Guide Price £289,995 | College Road, Llandaff North, Cardiff CF14 2HZ

A PERIOD SEMI-DETACHED STONE-FRONTED COTTAGE LOCATED ON POPULAR COLLEGE ROAD AND WITHIN A SHORT WALK OF LLANDAFF NORTH VILLAGE, LOCAL TRANSPORT LINKS AND THE TAFF TRAIL. INTERNAL VIEWING ADVISED FOR THIS CHARMING PROPERTY.



CHAMBERS

EST. 1992



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Description

Chambers Estate Agents are delighted to bring to the open market this period semi-detached stone-fronted cottage situated on College Road, Llandaff North.

The accommodation, which is well-presented and neutrally decorated throughout, briefly comprises entrance hall, living room, dining room, fitted kitchen, two double bedrooms and a first floor family bathroom. The property further benefits from gas central heating via combination boiler, Upvc double glazing and a good size rear garden.

College Road is a convenient residential location and this particular part of College Road is a short walk from local amenities on Station Road, which include a Co-op mini-market, Pharmacy, independent coffee shop and artisan bakery together with a public house and a Lidl supermarket to name but a few. There is frequent public transport into the city centre with a main bus route on Station Road and a central train line at Llandaff North station off Evansfield Road.

One of Llandaff North's selling points is its green spaces and Hailey Park is a gate way to the Taff Trail, which is popular with cyclists, runners, ramblers, nature lovers and many more! It's a particularly scenic route to the city centre and it can be followed to as far as Brecon.

This property would make an ideal first time purchase and internal viewing is highly advised.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: D. Approximately £1716.00 per annum.

Land Transaction Tax: £3,899.00 based on the asking price.

Square Footage: 752.53 Sq Ft. Please verify via your own means.

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 Ceubal. Welsh medium secondary

catchment area: Ysgol Gyfun Gymraeg.



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.