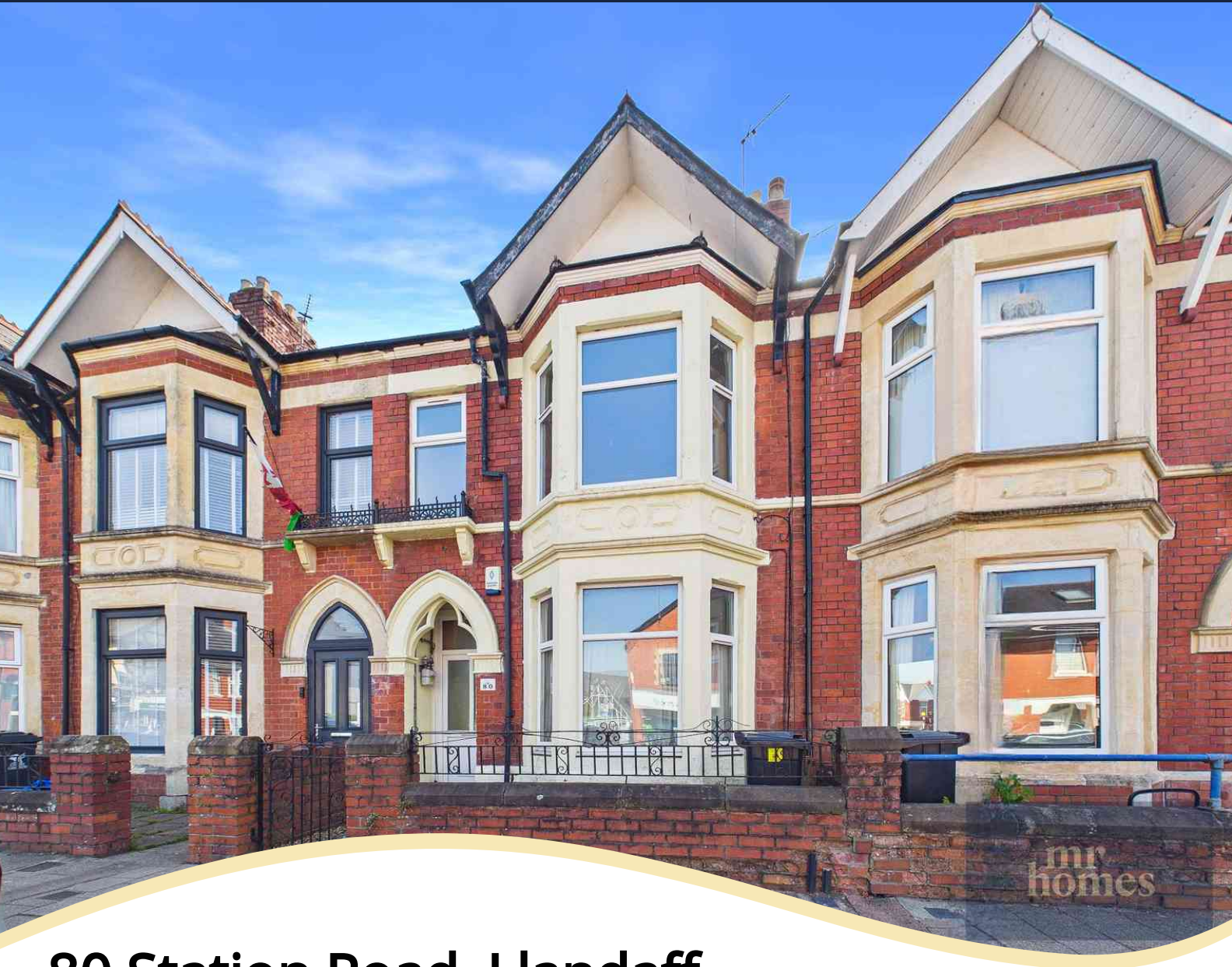


FOR SALE

Guide Price £395,000 to £425,000 Freehold



80 Station Road, Llandaff North, Cardiff. CF14 2FG

- NO CHAIN & VACANT POSSESSION
- PERIOD DOUBLE BAY FRONTED
- ONE FREEHOLD TITLE - TWO SEPARATE FLATS
- 2-BEDROOM GROUND FLOOR FLAT (PREVIOUS TENANCY £900 PCM)
- 2-BEDROOM FIRST FLOOR FLAT PLUS ATTIC ROOM (PREVIOUS TENANCY £1,100 PCM))
- PARKING TO REAR VIA LANE ACCESS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- HEART OF LLANDAFF NORTH
- CLOSE TO LLANDAFF RAILWAY STATION



Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555
info@mr-homes.co.uk



PROPERTY DESCRIPTION

Discover this exceptional period double bay fronted terraced house located in the heart of Llandaff North, offering a unique blend of character and versatility available with NO CHAIN. This property comprises two separate flats under one freehold title: a spacious 2-bedroom ground floor flat and a 2-bedroom first floor flat accompanied by an additional attic room. Ideal for multi-generational living or as a promising investment opportunity, it benefits from gas central heating and uPVC double glazing throughout, providing a comfortable and energy-efficient home. With private parking accessed via a rear lane, this residence effortlessly combines traditional charm with modern convenience in a highly sought-after location.

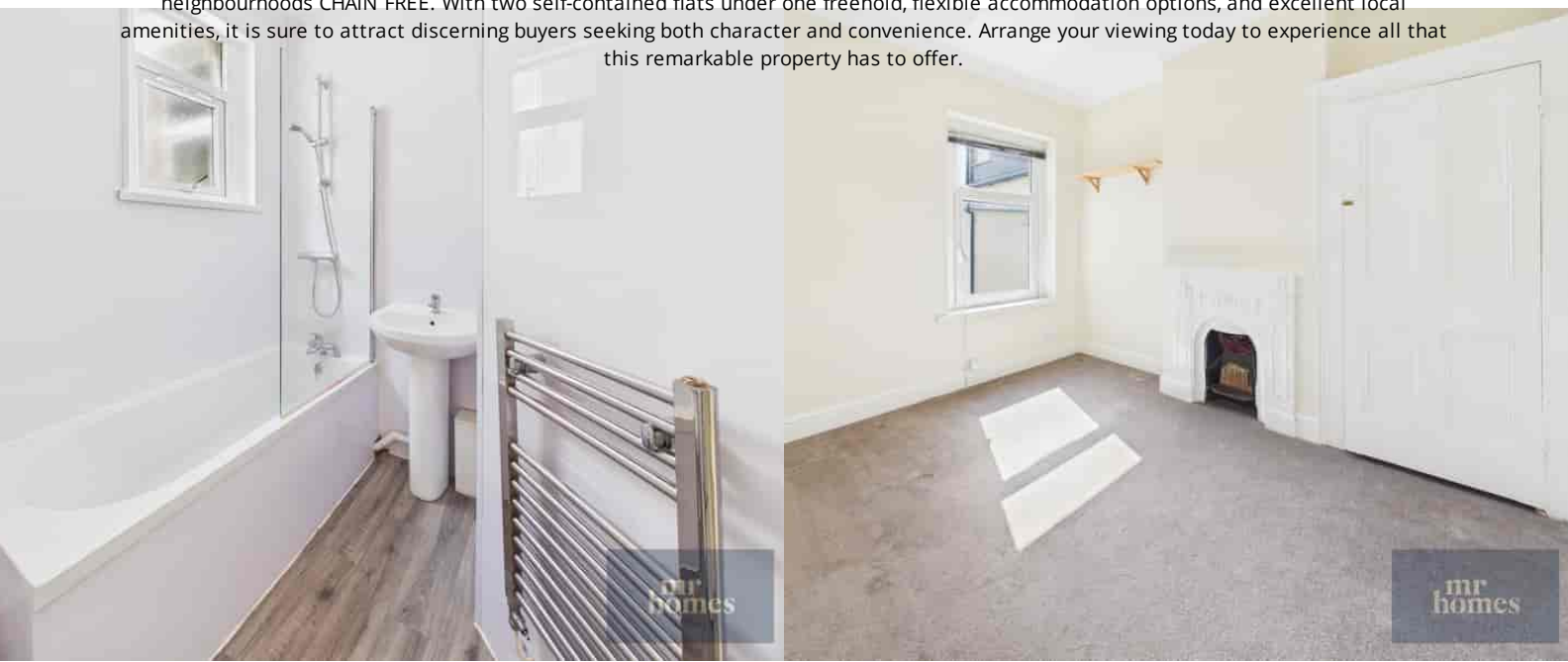
Situated in vibrant Llandaff North, residents enjoy proximity to a wealth of local shops, amenities, and excellent transport links including the nearby Llandaff railway station. This thriving community offers a friendly neighbourhood atmosphere with easy access to schools, parks, and leisure facilities. Whether commuting to the city centre or exploring the surrounding areas, the location ensures a superb lifestyle with everything you need just moments away.

The ground floor flat welcomes you with a spacious living area featuring natural light through large windows, creating a warm and inviting environment. There are two well-proportioned bedrooms providing comfortable accommodation, and a modern bathroom with updated fittings. The kitchen is practical and efficient, offering ample space for meal preparation and casual dining.

Upstairs, the first floor flat boasts a generous reception room perfect for relaxing or entertaining guests. It includes two bedrooms, each offering plenty of space and character. Additionally, an attic room is accessible from this flat, providing extra versatility whether used as a home office, playroom, or storage. This flat also features a bathroom with contemporary fixtures and a well-appointed kitchen area designed to meet daily needs.

Externally, the property is complemented by its period features such as the distinctive double bay fronted façade, which adds to its curb appeal. To the rear, off-street parking is available via lane access, a valuable asset for any city residence. The combination of period elegance, practical layout, and prime location makes this home a rare find in Llandaff North.

This property represents a fantastic opportunity to acquire a versatile home or investment in one of Cardiff's most desirable neighbourhoods CHAIN FREE. With two self-contained flats under one freehold, flexible accommodation options, and excellent local amenities, it is sure to attract discerning buyers seeking both character and convenience. Arrange your viewing today to experience all that this remarkable property has to offer.



ROOM DESCRIPTIONS

Entrance Hallway

3' 8" x 8' 6" (1.12m x 2.59m)

Ground Floor Flat - Bedroom 1

11' 9" x 13' 9" (3.58m x 4.19m)
INTO BAY

Ground Floor Flat - Bedroom 2

10' 2" x 11' 7" MIN (3.10m x 3.53m)

Ground Floor Flat - Internal Hallway

2' 9" x 16' 3" (0.84m x 4.95m)

Ground Floor Flat - Bathroom

4' 9" MIN x 7' 6" (1.45m x 2.29m)

Ground Floor Flat - Kitchen / Living Area

10' 4" MAX x 15' 6" MIN
(3.15m x 4.72m)

First Floor Flat - Bedroom 1

15' 11" x 11' 3" (4.85m x 3.43m) PLUS BAY

First Floor Flat - Bedroom 2

9' 4" x 11' 8" (2.84m x 3.56m)

First Floor Flat - Bathroom

6' 2" x 6' 11" (1.88m x 2.11m)

First Floor Flat - Kitchen / Living Area

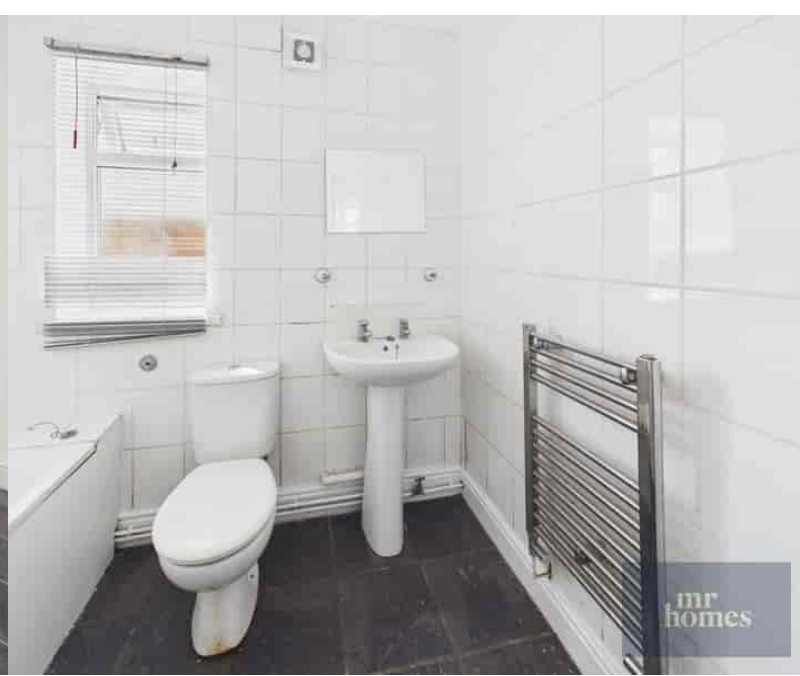
10' 5" x 16' 3" (3.17m x 4.95m)

First Floor Flat - Attic Room

10' 4" x 23' 7" (3.15m x 7.19m)

Rear Garden

Parking Area



MATERIAL INFORMATION

Parking Types: Rear.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: D (63)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

Please see Ofcom coverage checkers

Construction Type

Standard



