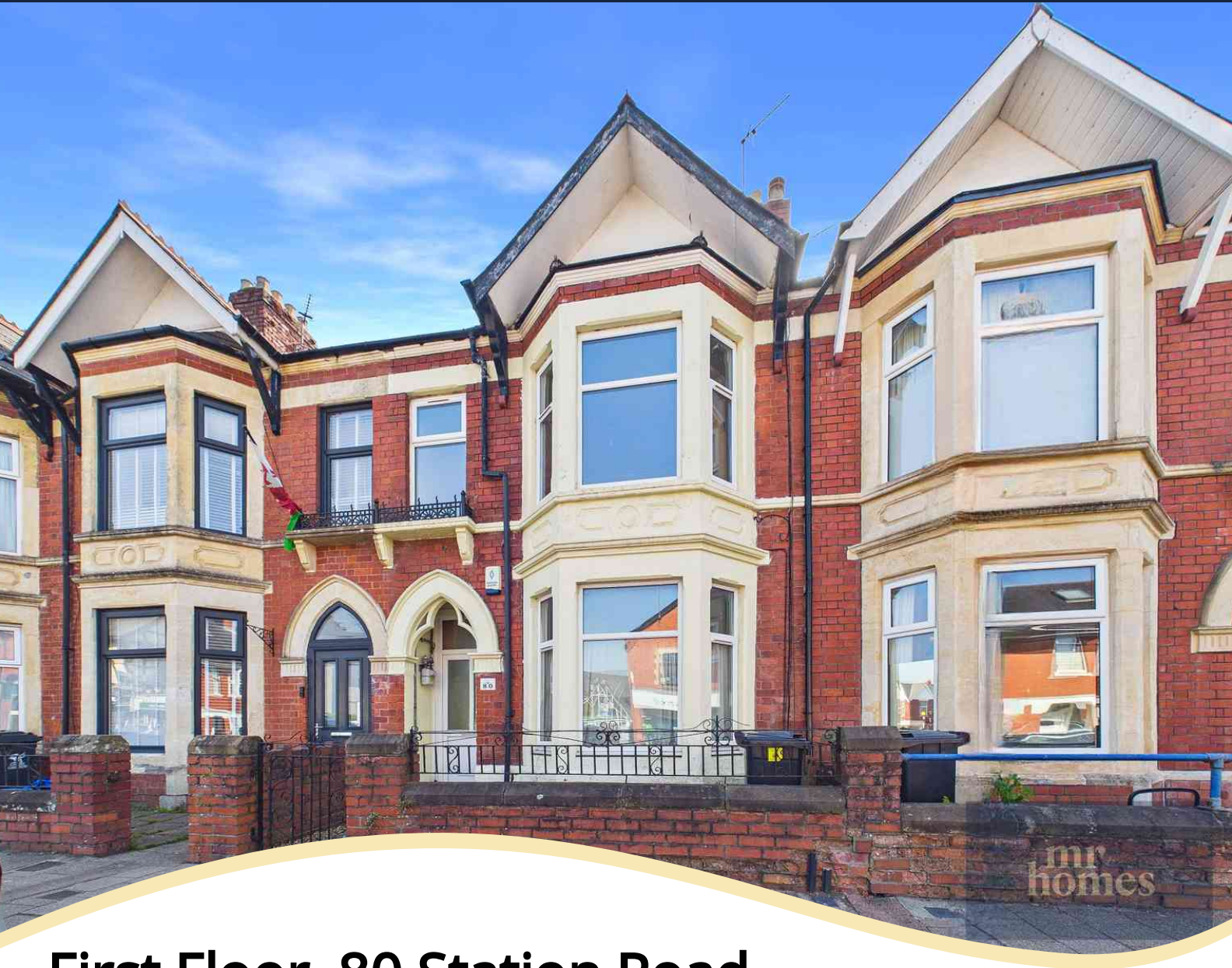


FOR SALE

Offers in the Region of £220,000 Leasehold (to be confirmed)



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

- NO CHAIN & VACANT POSSESSION
- FIRST FLOOR FLAT
- 2 BEDROOMS
- PERIOD CONVERSION WITH PERIOD FEATURES
- COMMUNAL REAR GARDEN
- PREVIOUS TENANCY ACHIEVING £1,100 PCM
- SPACIOUS ATTIC ROOM (OVER 23' LONG)
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- HEART OF LLANDAFF NORTH
- GREAT TRANSPORT LINKS INC. LLANDAFF RAILWAY STATION (0.2 miles/under 5 min walk)



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

02920 204555
info@mr-homes.co.uk



PROPERTY DESCRIPTION

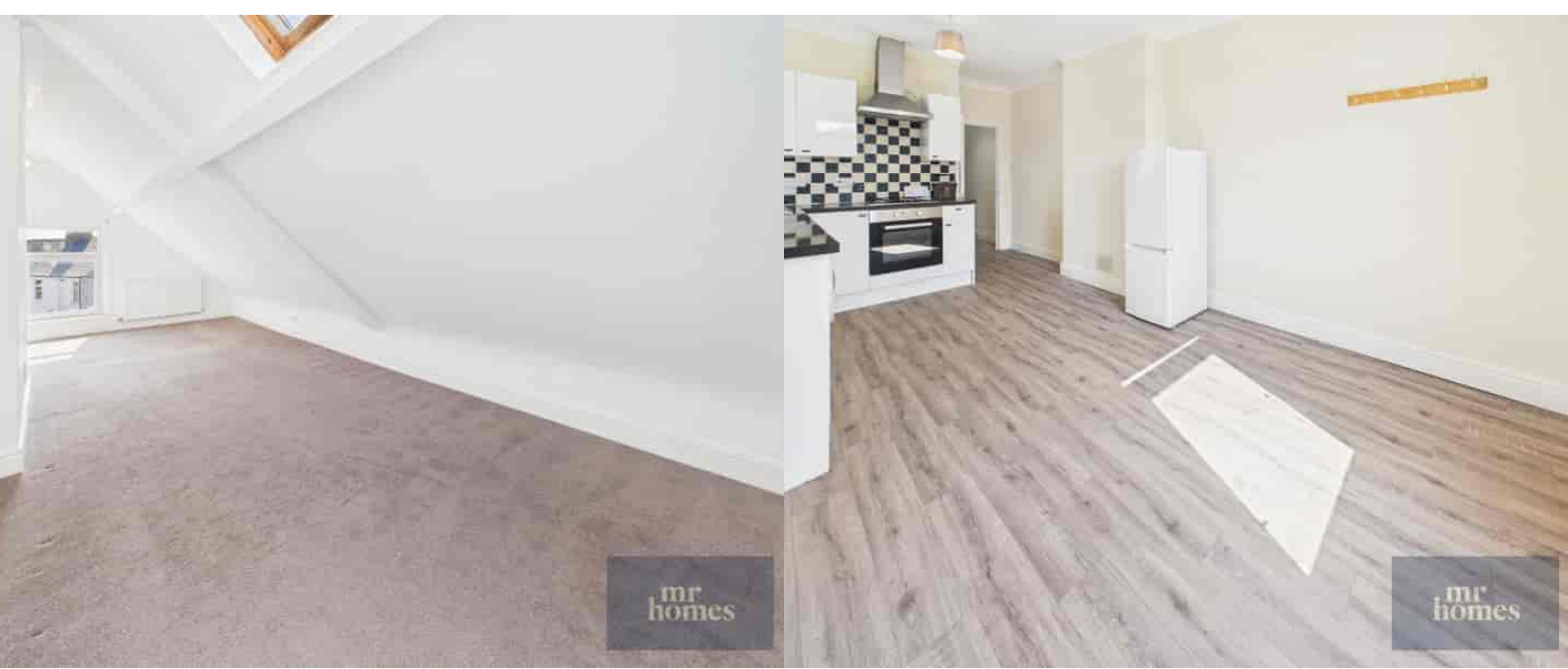
Step into the heart of Llandaff North with this delightful first-floor period conversion flat, offering an ideal blend of character, space, and convenience. Featuring two well-proportioned bedrooms, a spacious attic room over 23 feet in length, and a bathroom, this property benefits from no chain and vacant possession, providing a swift and straightforward purchase opportunity. Complemented by period features alongside modern comforts such as gas central heating and uPVC double glazing, this flat is perfectly suited for both owner-occupiers and buy-to-let investors, especially given its strong rental history achieving £1,100 per calendar month.

Located in the vibrant and sought-after community of Llandaff North, the property enjoys excellent transport connections, with Llandaff Railway Station just 0.2 miles away – less than a five-minute stroll – making journeys into Cardiff city centre or beyond both quick and convenient. The area is renowned for its friendly atmosphere, local amenities, and a range of shops, cafes, and green spaces that cater to a variety of lifestyles, ensuring a balanced and comfortable living environment.

Upon entering the flat, you are welcomed into a practical hallway which provides access to all principal rooms. The two bedrooms are generously sized and well-lit, featuring classic period elements that add charm and character. The bathroom is suitably appointed to meet everyday needs. One of the property's standout features is the spacious attic room, extending over 23 feet in length, offering fantastic versatility.

Residents also benefit from access to a communal rear garden, providing a peaceful outdoor space perfect for relaxation or social gatherings. With gas central heating efficiently warming the property throughout the colder months, and uPVC double glazing enhancing energy efficiency and noise insulation, this flat combines practicality with comfort. Situated on the first floor, the property offers privacy and an elevated perspective within this charming period conversion building.

In summary, this two-bedroom period flat with no chain in the heart of Llandaff North presents an excellent opportunity to acquire a characterful home or investment with fantastic transport links, versatile living space, and attractive communal grounds.



ROOM DESCRIPTIONS

Entrance Hallway

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

Rear Landing

5' 4" x 4' 1" (1.63m x 1.24m) Carpeted stairs rise up from Entrance Hallway

Kitchen / Living Area

10' 5" x 16' 3" (3.17m x 4.95m) Vinyl flooring; radiator; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; integrated 4-ring gas hob with extractor hood over; integrated electric oven; Hotpoint washing machine; Logik free-standing fridge/freezer; BAXI Duo-tec combi boiler; uPVC DG window to side; uPVC door with DG glazed panel and transom over provides access to spiral staircase which leads to communal Rear Garden

Bathroom

6' 2" x 6' 11" (1.88m x 2.11m) Vinyl flooring; wet-wall panelling; ladder-style radiator; pedestal wash hand basin with mixer tap; WC; panelled bath with mixer tap and mains powered shower over and glazed shower screen; extractor fan; uPVC obscured DG window to side

First Floor Landing

5' 3" MAX x 10' 5" MAX (1.60m x 3.17m)

Carpeted; radiator; access to both bedrooms; carpeted stairs rise to second floor

Bedroom 1

15' 11" x 11' 3" (4.85m x 3.43m) PLUS BAY Carpeted; radiator; RCD Consumer Unit; bay window to front with uPVC DG and additional uPVC DG window to front

Bedroom 2

9' 4" MIN x 11' 8" (2.84m x 3.56m) Carpeted; radiator; storage cupboard; period fireplace; uPVC DG window to rear

Second Floor Landing

2' 8" x 1' 2" (0.81m x 0.36m) Carpeted; VELUX window; access to Attic Room

Attic Room

Carpeted; radiator; storage space; 1 x VELUX window; uPVC DG window to rear



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

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 (67)

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

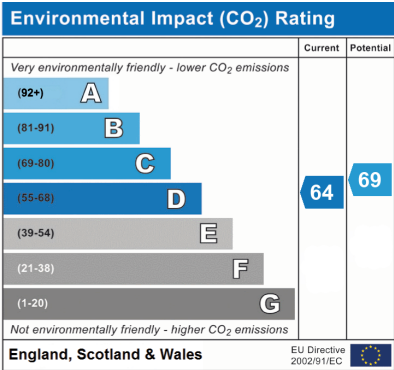
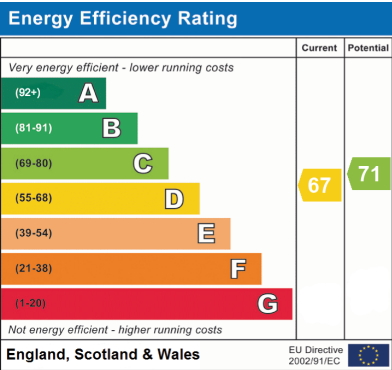
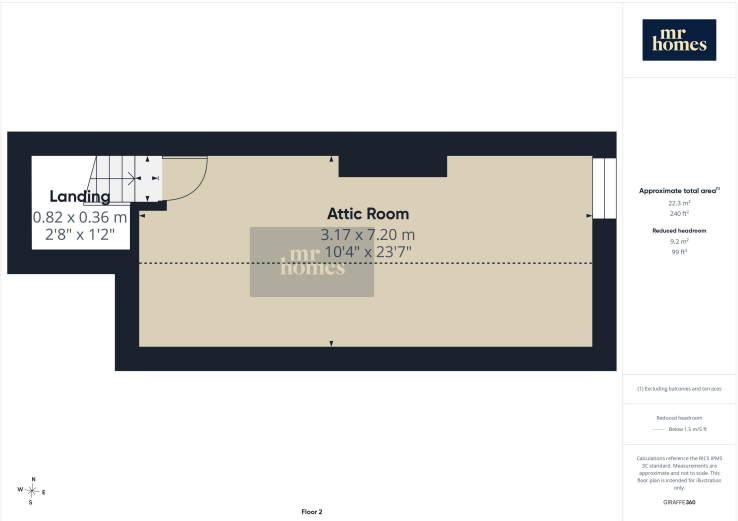
Please see Ofcom coverage checkers

Construction Type

Standard



FLOORPLAN & EPC



Mr Homes Cardiff
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD
02920 204555
info@mr-homes.co.uk