

FOR SALE

Offers in the Region of £200,000 Leasehold (to be confirmed)



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

- NO CHAIN & VACANT POSSESSION
- GROUND FLOOR FLAT
- 2 BEDROOMS
- PERIOD CONVERSION
- PARKING TO REAR VIA LANE ACCESS
- PREVIOUS TENANCY ACHIEVING £900 PCM
- NEWLY LAID FLOORING & CARPETS
- HEART OF LLANDAFF NORTH
- GREAT TRANSPORT LINKS INC. LLANDAFF RAILWAY STATION (0.2 miles/under 5 min walk)
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING



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PROPERTY DESCRIPTION

Presenting a delightful 2-bedroom ground floor flat situated in the heart of Llandaff North, this property offers an excellent opportunity for first-time buyers or investors alike. Boasting no onward chain and vacant possession, this charming home is set within a period conversion and benefits from newly laid flooring and carpets throughout, creating a welcoming and fresh interior. The flat features uPVC double glazing and gas central heating, ensuring a warm and energy-efficient living environment. A standout feature is the private parking space to the rear, accessible via lane access—a true rarity in this popular location.

Llandaff North is a highly sought-after area, renowned for its friendly community atmosphere and convenient amenities. Residents enjoy close proximity to local shops, cafes, and parks while benefiting from excellent transport links. The nearby Llandaff Railway Station is just 0.2 miles away, making commuting into Cardiff city centre and beyond effortless. With excellent schools, leisure facilities, and a variety of eateries all within walking distance, this location perfectly blends the charm of a suburban setting with easy access to urban conveniences.

Step inside the flat from your private rear entrance to find a thoughtfully laid out kitchen/living space that maximises functionality and comfort. The two bedrooms provide generous proportions and are freshly carpeted, ready to accommodate restful nights or creative workspaces. The bathroom, conveniently positioned, comes equipped with modern fittings, providing a clean and practical space for everyday use.

Additional highlights include the recently installed flooring throughout, combining durability with style, and the benefits of gas central heating paired with uPVC double glazing for year-round comfort. The private parking space to the rear adds great value, providing peace of mind and convenience that is hard to come by in this bustling community. This property truly blends period character with thoughtful modern updates, creating a residence that is both charming and practical.

Overall, this 2-bedroom ground floor flat in Llandaff North presents a rare chance to secure a home in a prime location. Whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a rewarding addition to your portfolio, this property combines excellent transport links, desirable local amenities, and a welcoming living environment.



ROOM DESCRIPTIONS

Entrance Hallway

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

Inner Hallway

2' 9" MIN x 16' 3" (0.84m x 4.95m) Newly laid carpet; under stairs storage cupboard; access to both bedrooms and Kitchen/Living Area

Bedroom 1

11' 9" x 13' 9" (3.58m x 4.19m) INTO BAY
Newly laid carpet; radiator; bay window to front with uPVC DG

Bedroom 2

10' 3" x 11' 7" (3.12m x 3.53m) Newly laid carpet; radiator; uPVC DG window to rear

Bathroom

4' 9" x 7' 6" (1.45m x 2.29m) Newly laid Vinyl flooring; fully tiled walls; ladder-style radiator; pedestal wash hand basin with separate hot and cold water taps; WC; panelled bath with separate hot and cold water taps and mains powered shower over and glazed shower screen; uPVC obscured DG window to side

Kitchen / Living Area

Newly laid vinyl flooring; 2 x radiators; 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; under counter Fridgemaster fridge; under counter Fridemaster freezer; Hotpoint washing machine; original storage cupboard with glazed door; uPVC DG window to rear and uPVC rear door with DG panel providing access to Rear Garden and parking area.

Rear Garden

Shared access with First Floor Flat

Parking

Accessed via rear lane off Hawthorn Road East; area of hardstanding for parking for one car



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Allocated.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (72)

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

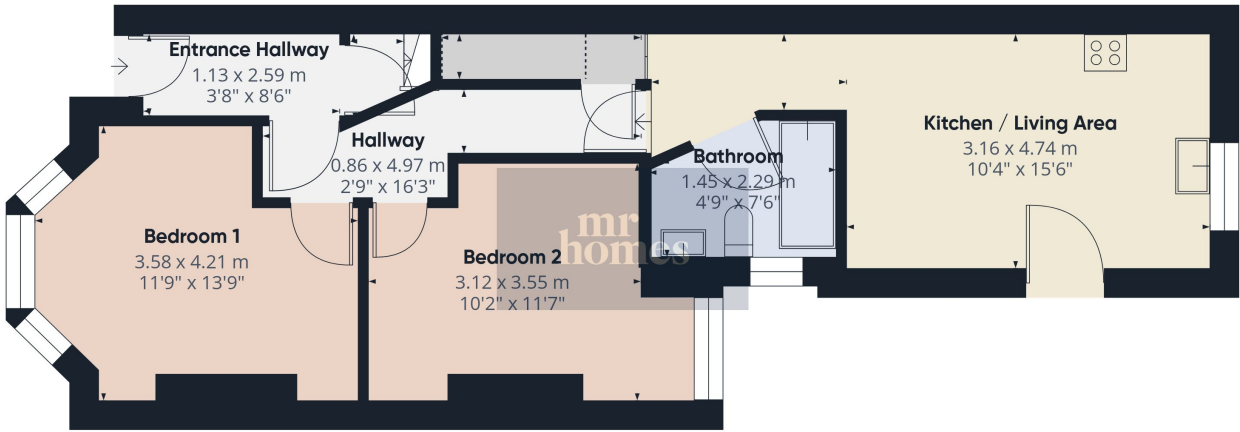
Mobile Signal

Please see Ofcom coverage checkers

Construction Type

Standard





Floor 0

Approximate total area^m

56 m²
602 ft²

Reduced headroom

1.2 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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