



Station Road,
Llandaff North, Cardiff,
CF14 2FH



Asking Price
£135,000

1 Bedrooms
Apartment - Ground Floor

112 Station Road is one bedroom, ground floor apartment offering an excellent opportunity for first time buyers, investors or those looking to downsize within the vibrant heart of Llandaff North Village. The property benefits from the rare advantage of both a private rear garden and allocated off-road parking, alongside a long lease, making it a highly attractive and practical purchase.

The accommodation is arranged around a generous open-plan living space, with a separate bedroom and bathroom, and additional built-in storage. Positioned just moments from local shops, cafés and the train station, the apartment combines village convenience with strong transport connections into Cardiff city centre.



ENTRANCE

Via communal door to the front and dedicated side entrance. Pathway to the rear garden and parking.

OPEN PLAN LIVING SPACE

24'0" x 14'11"

A spacious open-plan reception, kitchen and dining area. Offering ample room for seating and dining, with fitted kitchen units and work surfaces creating a practical and sociable living space.

BEDROOM

8'7" x 8'5"

A rear aspect bedroom with space for wardrobes and access to a useful walk-in storage/wardrobe area.

WALK-IN STORAGE/WARDROBE

A practical additional storage space ideal for clothing, household items or use as a dressing area.

BATHROOM

5'10" x 8'4"

1.79m 2.56m Fitted with a three-piece suite comprising bath with shower over, wash hand basin and WC.



Features

- Ground floor one bedroom apartment in the heart of Llandaff north village
- Private rear garden and allocated off-road parking
- Long 120 year lease
- Open-plan living accommodation
- Ideal first time buy, downsizer or investment purchase
- Walking distance to village shops, cafés and train station
- Close to the excellent public transport links, highly regarded schools and the excellent local amenities

OUTSIDE

To the rear is a private garden providing outdoor seating space and low-maintenance enjoyment. The property also benefits from an allocated off-road parking space.

TENURE

Share of Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

BAND B



Information

- Tenure: Share of Freehold - Current EPC Rating: D
- Council Tax Band: B - Potential EPC Rating: C
- Floor Area: 480.00 sq ft



1 BEDROOMS



1 BATHROOMS

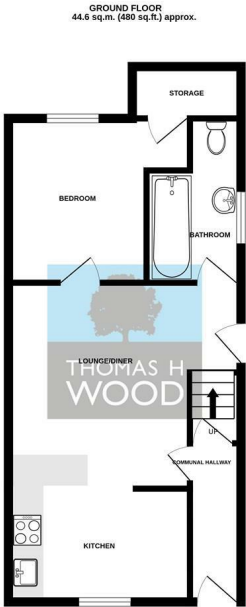


1 RECEPTION ROOMS



ENERGY RATING: D





TOTAL FLOOR AREA: 44.6 sq.m. (480 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, distances, rooms and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Floorplan 3.0.0.0



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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