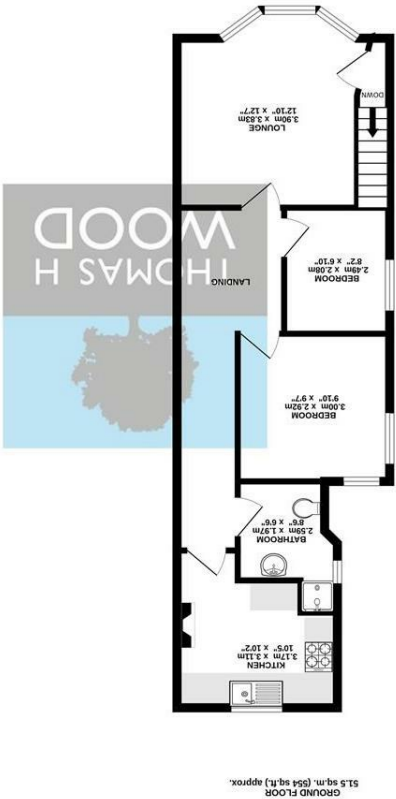


1ST FLOOR

TOTAL FLOOR AREA : 51.5 sq.m (554 sq ft) approx.

Notes: Every attempt has been made to ensure the accuracy of the figures contained here. Measurements at every window, corner and edge have been taken and responsibility is taken for any errors, omissions or misstatements. This plan is to be used as a guide only and no guarantee is given as to their accuracy or reliability in any way.

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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	
EU Directive 2002/91/EC	
England & Wales	



CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



159 College Road,
Llandaff North, Cardiff
CF14 2NS



Asking Price £160,000
Flat - First Floor
2 Bedrooms

Tenure - Leasehold -

Share of Freehold

Floor Area - 554.00 sq ft

Current EPC Rating - D64

Potential EPC Rating - C72

This well-positioned first floor flat at 159 College Road offers a fantastic opportunity for first-time buyers, downsizers or investors alike. With two bedrooms, a spacious lounge, modern kitchen, and a generous landing area ideal for a home office, this property combines practicality with charm. Conveniently located close to the excellent public transport links, highly regarded schools and the excellent local amenities, it is offered for sale with no onward chain. Viewings are highly recommended.

verified by the purchaser's solicitor.

Lease length - 999 years from 2014. 988 remaining.

COUNCIL TAX

Band B

LOUNGE

3.90m x 3.83m (12'9" x 12'6")

Bright front aspect reception room with bay window, fitted carpet, painted walls and ceiling light point.

BEDROOM ONE

3.00m 2.92m (9'10" 9'6")

Double bedroom with rear aspect window, fitted carpet, painted walls and smooth ceiling.

BEDROOM TWO

2.49m x 2.08m (8'2" x 6'9")

Single bedroom with side aspect window, carpeted flooring and neutral décor.

LANDING

Generous central space currently used as a home office, carpeted and access to all rooms.

SHOWER ROOM

2.59m x 1.97m (8'5" x 6'5")

Fitted with walk-in shower, WC and wash hand basin, tiled walls and flooring, rear aspect window.

KITCHEN

3.17m x 3.11m (10'4" x 10'2")

Modern kitchen with a range of base and wall units, contrasting worktops, rear aspect window and space for appliances.

TENURE

This property is believed to be Share of Freehold. This should be



