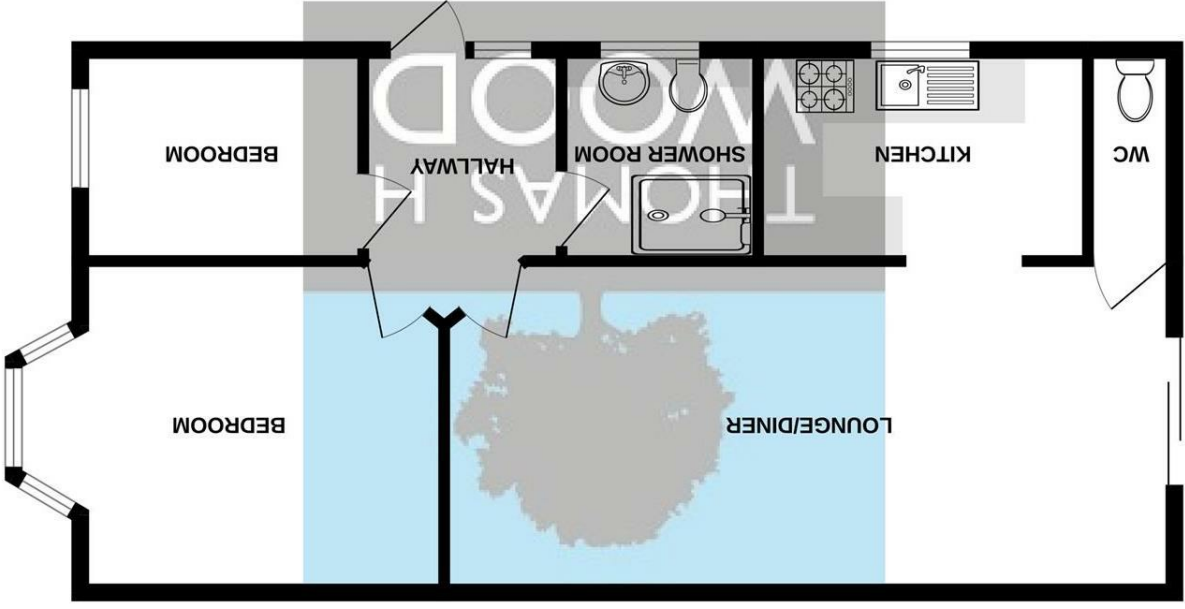


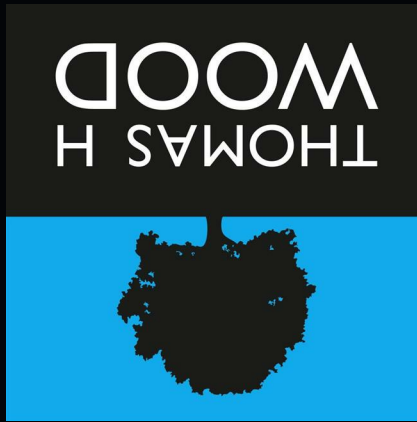
TOTAL FLOOR AREA : 62.7 sq.m. (675 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**GROUND FLOOR**  
 62.7 sq.m. (675 sq.ft.) approx.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	58
Potential	78

**Energy Efficiency Rating**



**CONTACT**

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13 Durlston Close,  
Llandaff North, Cardiff  
CF14 2LY

Asking Price £325,000  
Bungalow - Semi Detached  
2 Bedrooms

**Tenure - Freehold**

**Floor Area - 675.00 sq ft**

**Current EPC Rating - D58**

**Potential EPC Rating - C78**

Set in a quiet cul-de-sac in the ever-popular area of Llandaff North, this two-bedroom bungalow at 13 Durlston Close offers an excellent opportunity for buyers seeking a well-positioned and immaculate home. This property enjoys a peaceful residential location while being just a short walk from local shops, schools, parks, and excellent transport links—including Llandaff North train station and access to the Taff Trail. Internally, the bungalow comprises a welcoming entrance hall, two bedrooms, a modern shower room, spacious lounge and dining room with bi folding doors and a fitted kitchen. Outside, the property benefits from a private rear garden, ideal for outdoor entertaining or relaxing, and on road parking to the front.

#### **HALLWAY**

Via UPVC door to hallway. With wood block flooring, painted walls and smooth ceiling. Meter cupboards and radiator panel. Doors to all rooms.

#### **BEDROOM ONE**

3.23m x 4.29m (10'7" x 14'0")

Overlooking the front aspect with wood block flooring, painted walls and smooth ceiling. UPVC bay window with fitted blind and radiator panel.

#### **BEDROOM TWO**

2.16m x 2.87m (7'1" x 9'4")

Overlooking the front aspect with wood block flooring, painted walls and smooth ceiling. UPVC window with fitted blind and radiator panel.

#### **SHOWER ROOM**

2.14m x 1.72m (7'0" x 5'7")

A modern and beautifully appointed shower room with wash hand basin vanity unit and enclosed WC. Walk in shower with glazed cubicle and chrome mixer shower. Fully tiled walls and floor, chrome towel radiator and obscure UPVC window to the side aspect.

#### **LOUNGE/DINER**

3.20m x 7.32m (10'5" x 24'0")

A bright and spacious principal reception room with oak effect LVT flooring, painted walls and smooth ceiling with spotlights. Ample space for furniture and table chairs. Anthracite grey bi-folding doors to the patio and rear garden. Open plan to;

#### **KITCHEN**

2.14m x 3.42m (7'0" x 11'2")

Modern kitchen with a range of wall and base units and contrasting work surfaces over. Stainless steel sink, double ovens, gas hob and extractor fan. Tiled splash backs and painted walls. Washing machine and fridge freezer. UPVC window to the side and vertical radiator. Continuation of the flooring.

#### **WC**

1.55m x 0.80m (5'1" x 2'7")

Low level WC, incorporating a wash hand basin and chrome mixer tap. Tiled splash backs. Continuation of the flooring

#### **OUTSIDE**

##### **FRONT**

With decorative gravel and pathway to front door. Gate to rear garden.

##### **REAR**

Patio area leading to artificial lawn. Renewed timber fencing and large shed/workshop with mains power and lighting. Outside lights.

#### **TENURE**

This property is understood to be freehold. This will be verified by the purchasers solicitor.

#### **COUNCIL TAX**

Band D



