



46 Ty-Mawr Road,
Llandaff North, Cardiff
CF14 2FN



Asking Price £350,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1188.20 sq ft

Current EPC Rating - C74

Potential EPC Rating - C78



An exciting opportunity to purchase a generously proportioned three-bedroom semi-detached home with a versatile loft room, situated on a popular residential street in Llandaff North. This beautifully maintained property blends character and charm with contemporary finishes, providing spacious and flexible accommodation across three floors. Perfectly positioned within walking distance of Llandaff North High Street and Llandaff railway station, the property offers convenient access to Cardiff city centre, as well as highly regarded schools and a wealth of local amenities.

ACCOMMODATION

PORCH

1.08m x 1.72m (3'6" x 5'7")

Accessed via a hardwood glazed door with original part-tiled walls and mosaic flooring.

HALLWAY

A welcoming hallway with traditional features and access to all principal rooms.

RECEPTION ROOM ONE

3.52m x 3.48m (11'6" x 11'5")

A bright and elegant front aspect reception room with large uPVC double glazed bay window, original cornicing, picture rail, working feature fireplace with traditional mantel and black hearth, stained floorboards and neutral décor.

KITCHEN/DINER

4.71m x 3.72 (15'5" x 12'2")

A beautifully appointed kitchen/diner with granite work surfaces, Neff integrated appliances including a dishwasher, double oven and microwave. Siemens induction hob with integrated extractor, space for an American fridge freezer, and pantry storage. Tiled flooring, uPVC double glazed windows and French doors open out onto the rear garden.

UTILITY / CLOAKROOM

1.7m x 1.56m (5'6" x 5'1")

Tiled flooring, traditional radiator, new Worcester combi boiler with Hive system, space and plumbing for washing machine, low-level WC, and wash hand basin.

FIRST FLOOR

LANDING

Carpeted staircase to landing with access to all bedrooms and bathroom. Stairs continue to the loft room.

BEDROOM ONE

3.52m x 3.50m (11'6" x 11'5")

A spacious front-facing double bedroom with exposed wooden flooring, stunning original fireplace with tiled hearth and surround, fitted wardrobes, picture rail, uPVC double glazed window, and neutral décor.

BEDROOM TWO

2.45m x 3.73m (8'0" x 12'2")

A rear aspect double bedroom with exposed wooden flooring, uPVC double glazed window, feature fireplace, and radiator.

BEDROOM THREE

2.28m x 2.88m (7'5" x 9'5")

A generous single bedroom with carpeted flooring, uPVC double glazed window, and radiator.

BATHROOM

1.37m x 3.32m (4'5" x 10'10")

A large and stylish family bathroom featuring a four-piece suite: freestanding bath, corner shower with glazed screen, vanity wash basin, and low-level WC. Tiled floor and walls, uPVC double glazed window with roller blind to the front.

SECOND FLOOR

LOFT ROOM

2.93m x 3.68m (9'7" x 12'0")

A bright and versatile space ideal as a home office, guest room or hobby space, with two Velux windows, stained glass internal feature window, carpeted flooring, and neutral décor.

LOFT STORAGE

1.78m x 3.70m (5'10" x 12'1")

Useful eaves storage space.

OUTSIDE

FRONT

Walled garden with decorative stone chippings and gated side access.

REAR

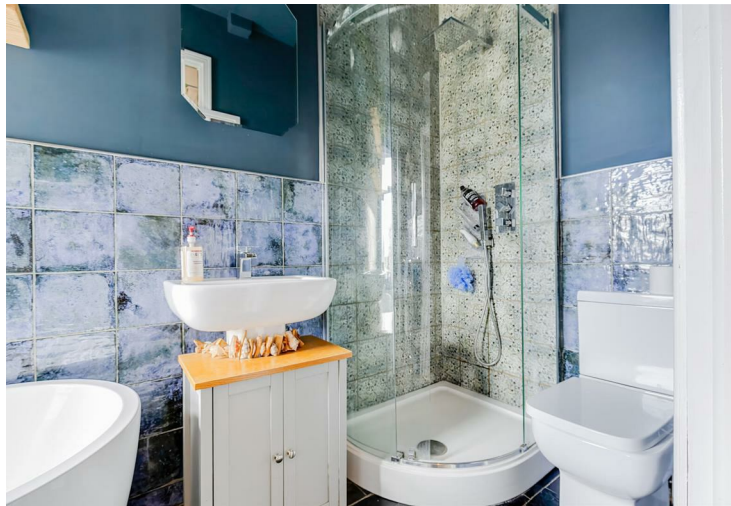
A well-maintained, enclosed rear garden featuring a block-paved seating area ideal for outdoor dining and entertaining.

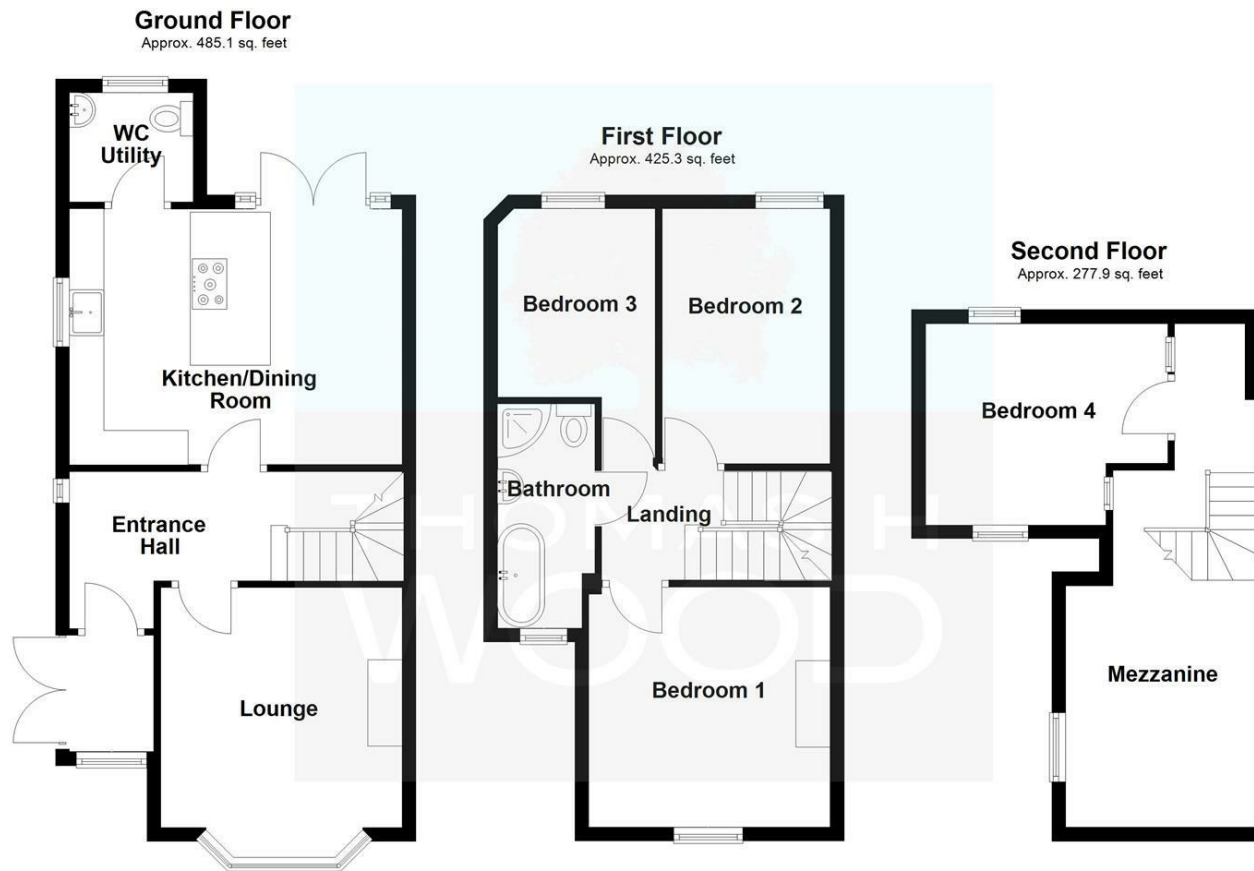
TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

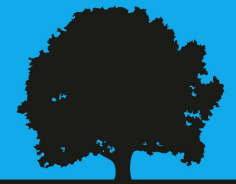
COUNCIL TAX

Band D





Total area: approx. 1188.2 sq. feet



**THOMAS H
WOOD**

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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	