



Fox Russell Close,  
Llandaff North, Cardiff,  
CF14 2HL



£275,000

2 Bedrooms  
House - Mid Link Terrace

An excellent opportunity to acquire this well-presented two-bedroom mid-link home, situated in a quiet and private location in Llandaff North, Cardiff. The property has been well maintained by the current owner and is being marketed for the first time in 22 years, to be sold with no onward chain. Offering spacious accommodation throughout, there is a generous lounge, dining room, kitchen, and sunroom to the ground floor, along with two double bedrooms and a bathroom to the first floor.

Externally, the property benefits from off-road parking to the front and a delightful, well-kept rear garden. Furthermore, there is a modern Worcester combination boiler installed approximately three years ago, and the property is also free from water rates.

Ideally positioned close to excellent public transport links, highly regarded schools and the excellent local amenities, this home presents an ideal purchase for first-time buyers, downsizers, or investors alike. Viewings are highly recommended.

#### Location

Located within a private and secure cul-de-sac in Llandaff North, the property is conveniently positioned close to the excellent public transport links, highly regarded schools and the excellent local amenities. The area also provides easy



#### ENTRANCE HALL

Accessed via a UPVC glazed door to hallway. With laminate floor, painted walls, and door access to all ground floor rooms. Staircase to the first floor.

#### KITCHEN

13'5" x 6'10"

Fitted with a range of wall and base units with contrasting work surfaces. Built-in electric oven and gas hob, with space for appliances. UPVC window and door to the rear garden, and useful under stairs storage cupboard.

#### SUNROOM

6'0" x 6'4"

Tiled floor, UPVC glazed windows and UPVC door leading to the garden.

#### DINING ROOM

9'11" x 8'9"

A versatile dining space with laminate floor, painted walls, smooth ceiling with coving, radiator with TRV, and UPVC window.



## Features

- Mid-link two-bedroom property
- Two double bedrooms
- Delightful rear garden
- Off-road parking to the front
- Worcester combination boiler (installed approx. 3 years ago)
- Private and secure location
- No water rates
- Marketed for the first time in 22 years
- Sold with no onward chain
- Viewings highly recommended

#### LOUNGE

9'10" x 16'2"

A spacious and light-filled reception room with dual aspect UPVC windows. Featuring a gas fire with decorative surround, laminate floor, painted walls, smooth ceiling with coving, and radiator with TRV.



**BEDROOM ONE**

9'8" x 16'2"

A good-sized double bedroom with carpeted floor, painted walls, smooth ceiling, dual aspect UPVC windows, radiator with TRV, and a useful built-in cupboard.

**BEDROOM TWO**

10'0" x 9'10"

A further double bedroom overlooking the front aspect. With carpeted floor, painted walls, smooth ceiling, UPVC window, radiator with TRV, and cupboard housing the modern Worcester combination boiler.

**BATHROOM**

6'5" x 5'11"

Fitted with a three-piece suite comprising panelled bath with shower over, pedestal wash hand basin, and low-level WC.

**OUTSIDE**

**REAR GARDEN**

A delightful and private rear garden, beautifully maintained with mature plants and shrubs. Fully enclosed with timber fencing, offering a safe and tranquil outdoor space with direct access from the sunroom.

**FRONT GARDEN**

Off-road parking for one vehicle and pathway to the main entrance.

**TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

**COUNCIL TAX**

Band D

**Information**

- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 776.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C



2 BEDROOMS



1 BATHROOMS



2 RECEPTION ROOMS

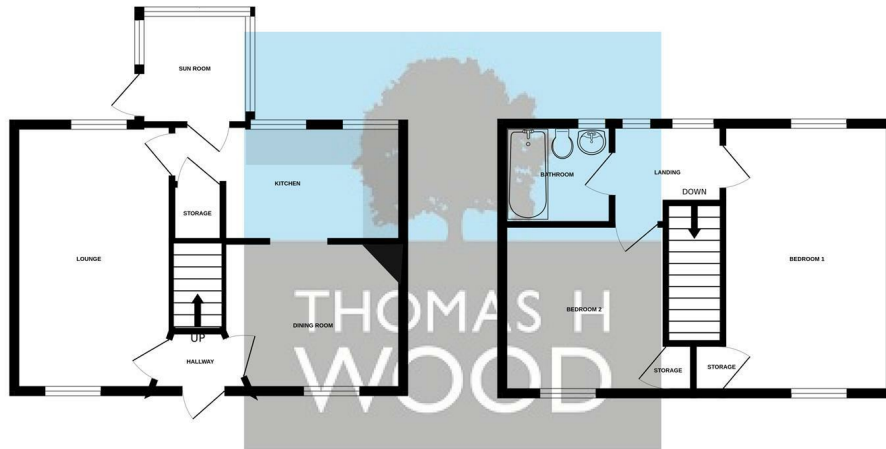


ENERGY RATING: C



**GROUND FLOOR**  
37.9 sq.m. (408 sq.ft.) approx.

**1ST FLOOR**  
34.2 sq.m. (368 sq.ft.) approx.



**2 BED MID TERRACE**

**TOTAL FLOOR AREA : 72.1 sq.m. (776 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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