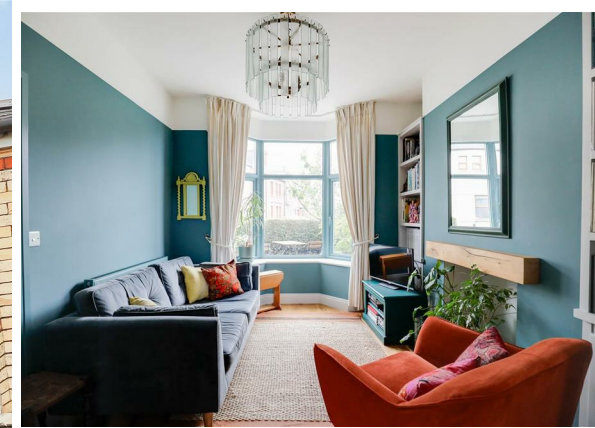




59 Ty-Mawr Road,
Llandaff North, Cardiff
CF14 2FN

Asking Price £299,950
House - Terraced
2 Bedrooms

Tenure - Freehold

Floor Area - 930.00 sq ft

Current EPC Rating - D59

Potential EPC Rating - B82



A wonderful opportunity to purchase this delightful two bedroom, mid terrace home in the ever popular area of Llandaff North. The current owners have transformed the property to create a modern and beautifully presented home. The attention to detail is second to none, with benefits to include, a new central heating system, full rewire, new staircase, modern kitchen with Neff appliances, the creation of utility room and WC and a beautiful bathroom to the first floor. ideally located on Ty Mawr Road and just a short walk away from the village, Llandaff train station, Hailey Park and the Taff Trail. Furthermore, you are within catchment and walking distance of the highly regarded primary and secondary schools. The property is in exceptional order throughout and would make an ideal first time buy or excellent downsizing opportunity. Viewings are highly recommended.

ENTRANCE HALL

Via open porch with tiled walls and quarry tile floor. New composite front door leading to a welcoming hallway with flag stone paved floor. Painted walls, smooth ceiling, double radiator panel with TRV. Renewed staircase to first floor. ??

LOUNGE

10'5" x 12'6"
(into bay) A stunning reception room with engineered oak flooring, fitted shelving to the alcove and feature oak beam and slate hearth. Painted walls, smooth ceiling and double glazed uPVC window to front bay. Double radiator panel with TRV. Opening to;

DINING ROOM

11'1" x 11'0"
Continuation of the engineered oak flooring, alcove and under stairs cupboard. Double glazed uPVC window to rear. Feature fireplace with tiled surround mantelpiece, Double radiator panel with TRV. Ample space for dining table and chairs. Pocket door to;

KITCHEN

8'11" x 10'3"
A beautifully appointed kitchen with a range of wall and base units with solid oak work surfaces over. Inset Belfast sink with chrome tap and Neff appliances to include, slimline dishwasher, fridge freezer, gas hob with extractor over and double oven. Slate tiled flooring, tiled splash backs, double glazed uPVC window to side aspect and double radiator with TRV. Pocket door to;

UTILITY ROOM

5'10" x 5'10"
Valuable space with uPVC door to rear garden, continuation of the slate tiled floor, solid oak work surfaces and space and plumbing under for washing machine and tumble dryer. Ceramic sink with chrome tap and tiled splash backs. uPVC window to rear. Door to;

W.C.

2'5" x 3'8"
Low level WC, continuation of slate tiled floor, painted walls, wall mounted corner sink with chrome mixer tap and double radiator with TRV. Cupboard housing renewed Ideal combination boiler.

LANDING

Via staircase with painted walls and ceiling. Access to loft area.

BEDROOM ONE

14'2" x 10'0"
max. A beautifully presented master bedroom overlooking the front aspect of the property, with original wood flooring, painted walls and smooth ceiling. Two double glazed uPVC windows to front. Double radiator panel with TRV.

BEDROOM TWO

9'2" x 11'1"
max. A further double bedroom overlooking the rear garden with original wood flooring, painted walls and smooth ceiling. Double glazed uPVC window to rear. Double radiator panel with TRV.

BATHROOM

8'9" x 6'3"
A stunning bathroom with low level WC, pedestal wash hand basin with chrome taps, roll tub bath with chrome mixer shower over and glazed shower screen. Traditional tiled floors and metro brick splash back and surround. Smooth ceiling with spotlights and double glazed uPVC window with fitted blind. Towel radiator.

STUDY

8'9" x 4'4"
With original wooden floor, painted walls, smooth ceiling and radiator with TRV. The space allows for easy access to convert the roof space if desired.

OUTSIDE

FRONT
On road parking. A well presented front garden with decorative stone, hedge and brick wall to perimeter on the right side and wooden picket fence to the left side.

REAR

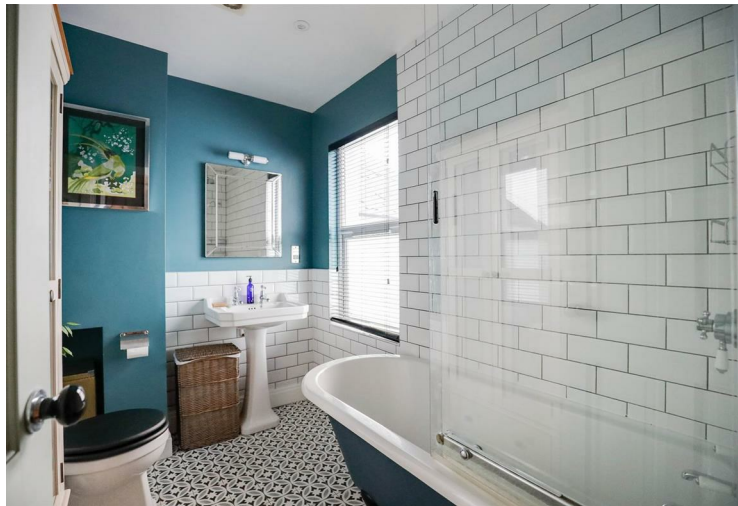
A delightful and well stocked rear garden with patio area, lawn area and decorative stone and further patio to rear. small paved patio area. Timber shed. Timber gate to rear lane. Hedge and timber fencing to perimeter. External tap.

TENURE

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

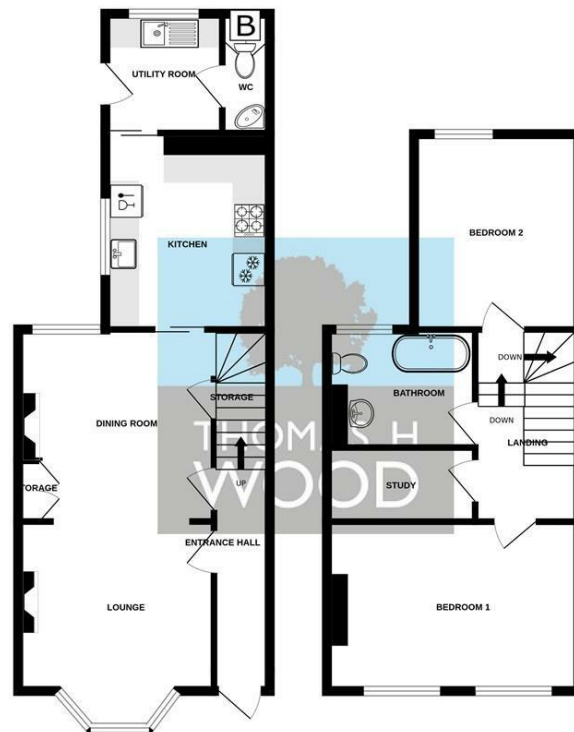
COUNCIL TAX

Band D



GROUND FLOOR

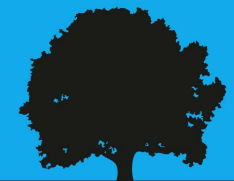
1ST FLOOR



TOTAL FLOOR AREA : 86.4 sq.m. (930 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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THOMAS H WOOD

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	