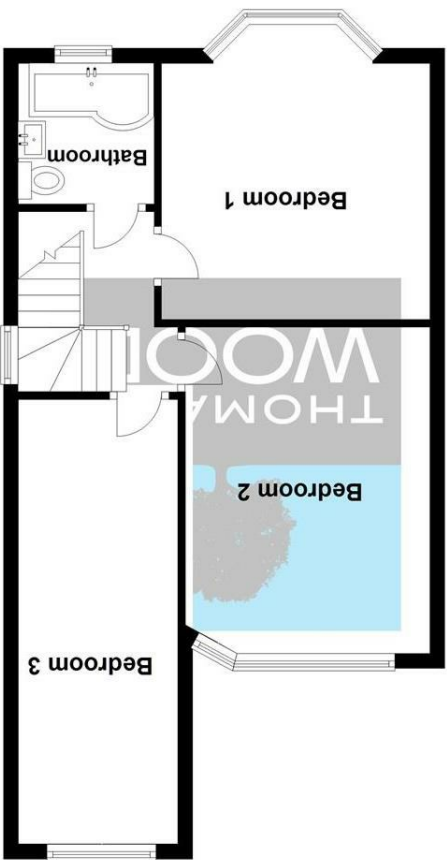


Total area: approx. 1148.5 sq. feet



Ground Floor
Approx. 615.9 sq. feet



First Floor
Approx. 532.6 sq. feet

Energy Efficiency Rating	
Potential	Current
84	72

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

www.thomashwood.com

WEBSITE

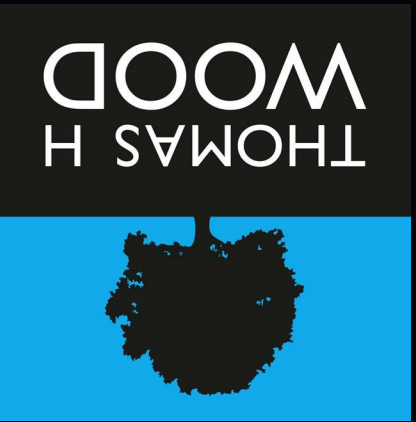
02920 626252

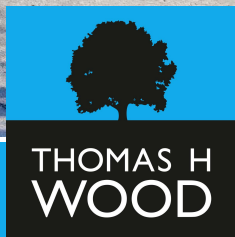
TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT





90 College Road,
Llandaff North, Cardiff
CF14 2NX

£395,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1148.50 sq ft

Current EPC Rating - C72

Potential EPC Rating - B84

An exciting opportunity to purchase this extended and beautifully presented three-bedroom family residence situated on College Road, in Llandaff North. The current owners have maintained the property to a high standard, whilst retaining some delightful original features. The property benefits from three double bedrooms, a superb open plan kitchen, diner and family room, a ground floor shower room and WC, off road parking and a generous garden. Ideally located and within a few minutes' walk to the local amenities, the highly regarded, Welsh and English, primary and secondary schools and excellent public transport links. This beautifully presented home must be viewed to be appreciated.

ENTRANCE HALLWAY

Entered via hardwood door with obscured glass panels. Original wood block flooring, stairs rising to the first floor, under stair storage with combination boiler.

LOUNGE

3.64m x 4.14m (11'11" x 13'6")
Overlooking the front aspect of the property with original wood block flooring, painted walls and smooth ceiling with coving. Feature wood burning stove with slate hearth. UPVC bay window and radiator panel.

GROUND FLOOR SHOWER ROOM

1.82m x 2.69m (5'11" x 8'9")
Low level WC, double shower enclosure with chrome mixer and glazed screen. Wash hand basin vanity unit with chrome taps and traditional towel radiator. Tiled floor, painted walls and tiled shower enclosure.

FAMILY ROOM

3.49m x 4.15m (11'5" x 13'7")
Original wood block flooring, painted walls and smooth ceiling with coving. Feature, wood burning stove with slate hearth and radiator panel. Open to;

KITCHEN/DINER

2.72m x 5.17m (8'11" x 16'11")
A bright, open plan kitchen/diner with a range of wall and base units with contrasting oak work surfaces over. Belfast sink and chrome tap. Integrated washing machine, and space for fridge freezer. UPVC window and sliding doors to rear garden.

FIRST FLOOR

LANDING

Via carpeted staircase to landing. With painted walls and smooth ceiling. UPVC window to side aspect. Doors to all rooms and loft access.

BEDROOM ONE

3.52m x 4.14m (11'6" x 13'6")
Overlooking the front aspect of the property with original wooden floor, painted walls and smooth ceiling. UPVC double glazed bay window and radiator panel.

BEDROOM TWO

3.19m x 4.47m (10'5" x 14'7")
Overlooking the rear aspect of the property with carpeted floor, painted walls and smooth ceiling with coving. Fitted wardrobes, UPVC double glazed bay window and radiator panel.

BEDROOM THREE

2.15m x 5.98 (7'0" x 19'7")
An impressive third bedroom with laminate floor, painted walls and smooth ceiling with coving. UPVC window overlooking the rear aspect of the property.

BATHROOM

1.95m x 4.10m (6'4" x 13'5")
A modern three-piece suite comprising; low level W.C, vanity wash hand basin with chrome mixer tap, P shaped bath with chrome tap and mixer shower. Anthracite towel radiator and UPVC window to front. Part tiled walls and floor.

OUTSIDE

REAR GARDEN

A generous rear garden with patio areas and laid lawn. Mature plants and shrubs, perimeter fencing and garden store. Gate to driveway and the front of the property.

FRONT GARDEN

Off road parking. Gated access to the rear garden.

TENURE

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

COUNCIL TAX

Band E



