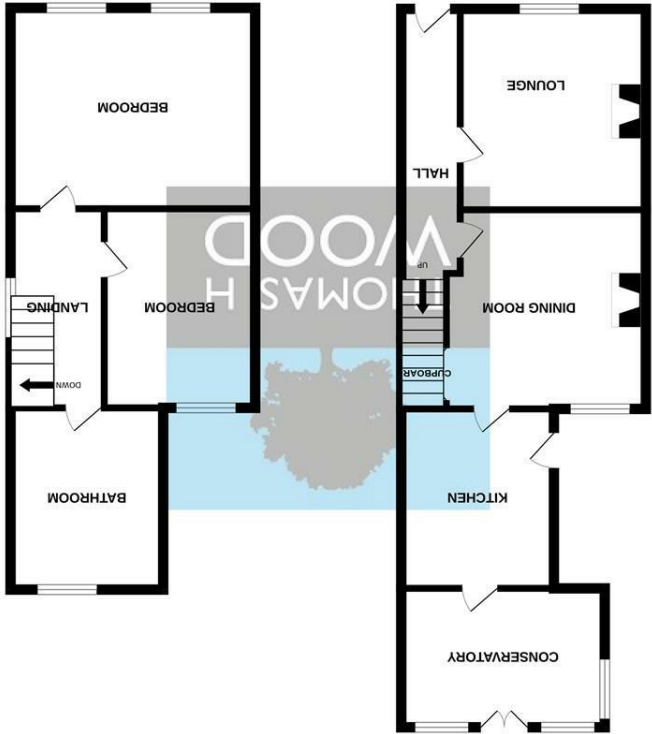


While every attempt has been made to ensure the accuracy of the location information, the information is provided for general guidance only. The data is for information purposes only and should not be used for any other purpose. The location is not guaranteed to be accurate and is subject to change without notice. The location is not guaranteed to be accurate and is subject to change without notice. The location is not guaranteed to be accurate and is subject to change without notice.



1ST FLOOR  
37.5 sq.m. (404 sq.ft.) approx.

GROUND FLOOR  
44.9 sq.m. (484 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
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

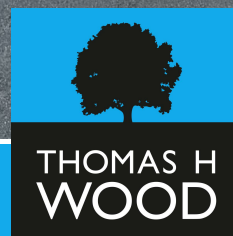
sales@thomashwood.com

EMAIL

CONTACT







55 West Road,  
Llandaff North, Cardiff  
CF14 2FT

£295,000  
House - End Terrace  
2 Bedrooms



**Tenure - Freehold**

**Floor Area - 887.00 sq ft**

**Current EPC Rating - D63**

**Potential EPC Rating - C77**



Located in the heart of Llandaff North, is this bright and spacious, two double bedroom end-of-terrace home, blending period charm with modern features. Ideally located on West Road, with views of Hailey Park and the Taff Trail. The property benefits from two well-proportioned reception rooms, modern kitchen, and a large conservatory to the ground floor. The first floor offers two double bedrooms and a spacious bathroom. Within walking distance to Llandaff North village and train station, and the independent shops and cafés on Station Road. This home is an exciting opportunity for first time buyers and families alike, due to its spacious accommodation throughout and the excellent location. Viewings are highly recommended. To be sold with no onward chain.

#### **HALLWAY**

Entered via UPVC front door into a welcoming hallway with engineered oak flooring. Stairs rise to the first floor, with a door to the front reception room.

#### **LOUNGE**

3.24m x 3.35m (10'7" x 10'11")

A bright front-facing reception room with carpeted floor, painted walls, smooth ceiling, and a feature gas fireplace. UPVC window to the front aspect and radiator with thermostatic valve.

#### **DINING ROOM**

3.58m x 3.34m (11'8" x 10'11")

Second reception room with laminate flooring, painted walls, smooth ceiling with coving, and a feature gas fire with tiled surround and marble hearth. Built-in alcove storage, UPVC window to the side, radiator panel, and useful understairs storage cupboard.

#### **KITCHEN**

2.54m x 3.04m (8'3" x 9'11")

Fitted with a range of wall and base units and contrasting work surfaces. Integrated electric double ovens, electric hob, space and plumbing for a washing machine and fridge freezer. UPVC door opens to the rear garden.

#### **CONSERVATORY**

3.33m x 4.22m (10'11" x 13'10")

Spacious and light-filled, overlooking the rear garden. Laminate

flooring, painted walls, UPVC windows, and French doors to the patio. Radiator panel.

#### **LANDING**

Carpeted staircase leads to a split-level landing with doors to both bedrooms and the bathroom. Loft access hatch.

#### **BEDROOM ONE**

4.18m x 3.37m (13'8" x 11'0")

A generous master bedroom overlooking the front aspect with carpeted flooring, painted walls with picture rail, and smooth ceiling with coving. Two UPVC windows and radiator panel.

#### **BEDROOM TWO**

2.72m x 3.34m (8'11" x 10'11")

Rear-facing double bedroom with carpeted floor, papered walls with picture rail, and smooth ceiling with coving. UPVC window and radiator panel.

#### **BATHROOM**

2.51m x 3.00m (8'2" x 9'10")

Spacious four-piece family bathroom comprising low-level WC, pedestal wash hand basin, corner shower unit, and freestanding bath. UPVC window to rear, chrome towel radiator, and built-in cupboard housing hot water cylinder.

#### **OUTSIDE**

##### **FRONT**

On road parking to the front.

##### **REAR**

A generous rear garden laid lawn and mature plants and shrubs.

#### **TENURE**

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

#### **COUNCIL TAX**

Band D

