



**Edwards & Co**  
property sales & lettings

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Radyr Road,  
,  
Llandaff North.  
CF14 2FU.

Offers in excess of £285,000



- Three bed mid terrace home in Llandaff North
- Two reception rooms
- A good size kitchen with utility room
- Three good size bedrooms
- Large loft room
- Upstairs bathroom and a downstairs WC
- Excellent location, close to all local amenities
- Close to Llandaff North Village and train station
- No Chain



**Ref: PRA53245**

Viewing Instructions: Strictly By Appointment Only

# General Description

\*Three bed mid terrace home within Llandaff North\* Edwards & Co are delighted to offer for sale this mid terrace home in excellent location. This property is incredibly spacious with two reception rooms, a good size kitchen and utility room, three good size bedrooms and a large loft room, with a upstairs bathroom and downstairs WC. This property has a generous rear garden and a enclosed front garden. Excellent location, walking distance Llandaff North village, and train station. Offered for sale with no onward chain. MUST BE VIEWED.

## Accommodation



### Front & Entrance

Fully enclosed with a patio area, iron gate and railings, dwarf brick wall boundary



### Porch

Covered porch with wooden front door with obscure glazed panels leading to entrance porch.



### Entrance Hallway

Coved ceiling with pendant light fitting, papered walls, radiator, doors to all rooms, stairs to first floor.



### Principal Reception Room

PVC picture window to front aspect, pendant light fitting, coved ceiling, storage to alcoves, radiator, carpet.





## Second Reception Room

PVC window to rear aspect, fireplace with with wooden mantle, radiator, single light pendant, coved ceiling, carpet



## Kitchen

PVC window to side aspect, base and wall mounted cabinets with contrasting round edge countertops, inset sink with mixer tap, space for white goods, large storage cupboard, light fitting, wood effect flooring, gas fire with back boiler.



## Kitchen Second Angle



## Utility Room

Tiled flooring, tiled walls PVC window to rear aspect, storage cupboard, base cabinets, inset circular sink with mixer tap, ladder towel radiator, pendant light fitting.



## Outside WC

Tiled flooring, tiled walls, wc, light fixture



## First Floor Landing

Coving, pendant light fitting, doors to all rooms, storage cupboard, loft access.

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## Bedroom 1

Carpet, PVC windows to front aspect, fitted wardrobes, radiator, single light pendant

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## Bedroom 2

Wood effect flooring, PVC window to rear aspect, fitted wardrobes, radiator, single light pendant

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## Bedroom 3

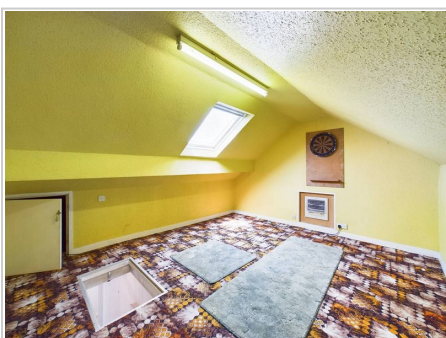
Wood flooring, coving, PVC window to side aspect, fitted wardrobes, light fixture

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## Shower Room

Tiled flooring, coving, tiled walls, PVC obscure glass window to rear, concealed wash hand basin, wc, walk in shower, storage, cupboards, ladder style radiator, spotlights

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## Loft Room

Carpet, velux window, eaves storage cupboard, light fixture.

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## Rear Garden 1

Fully enclosed garden, patio area, decked area, storage shed, gate to rear lane access.

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## Rear Garden 2

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:50

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D

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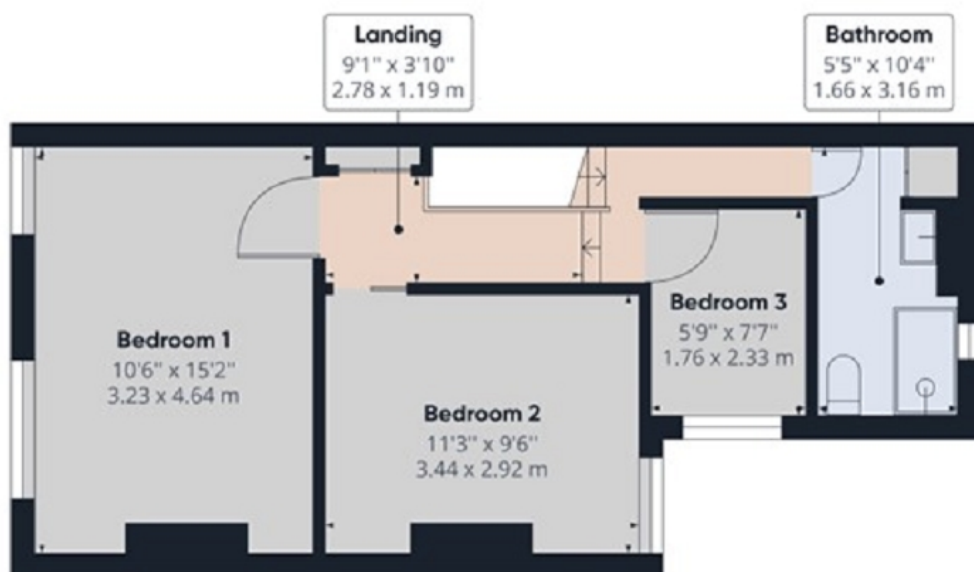
Ground Floor

Approximate total area<sup>(1)</sup>  
537.10 ft<sup>2</sup>  
49.90 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAPH 348



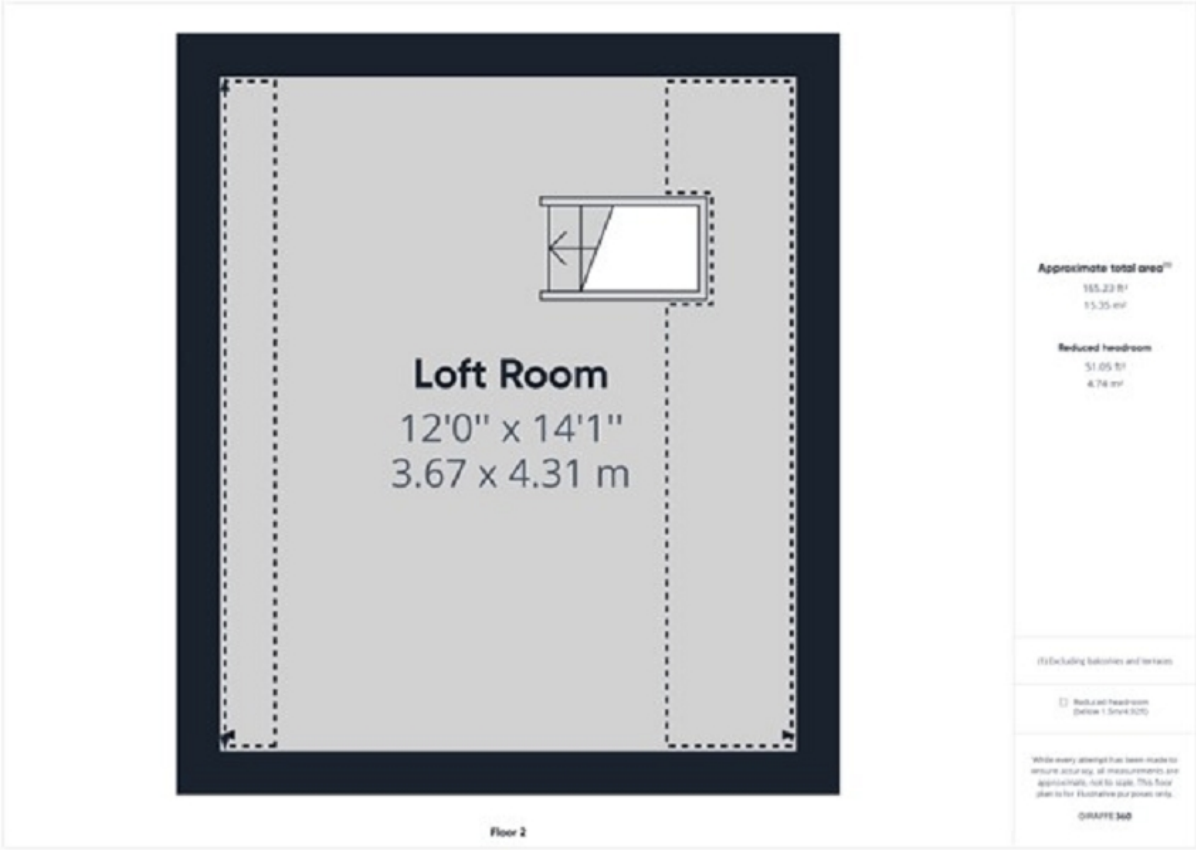
Floor 1

Approximate total area<sup>(1)</sup>  
411.09 ft<sup>2</sup>  
38.19 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAPH 348



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.