

**SOLD STC** | £325,000 | West Road, Llandaff North, Cardiff, South Glamorgan CF14 2FT

ATTRACTIVE RED-BRICK MID-TERRACE DWELLING LOCATED IN THE HEART OF LLANDAFF NORTH.



CHAMBERS

EST. 1992

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## Description

Chambers Estate Agents are pleased to present this charming red-brick mid-terrace property on West Road, Llandaff North, offering spacious and well-presented accommodation.

This inviting home, finished in neutral tones, comprises an entrance hall, a generous open-plan living and dining area, and a well-equipped fitted kitchen on the ground floor. The first floor features two bedrooms and a modern family bathroom, while the second floor is dedicated to the third bedroom, providing flexible living space. Additional benefits include gas central heating, UPVC double glazing, and a beautifully maintained rear garden that enjoys a sunny aspect.

West Road is located in the heart of Llandaff North, a sought-after residential area known for its tranquil, community-driven atmosphere. Residents enjoy the proximity to Hailey Park, a scenic riverside park offering a variety of recreational opportunities, including walking paths, sports fields, and play areas.

The area boasts a selection of local amenities, including independent shops, cafes, and pubs, while the vibrant districts of Whitchurch and Pontcanna are within easy reach. Families benefit from access to excellent local schools, including Ysgol Gyfun Gymraeg Glantaf and Llandaff North Primary School.

Llandaff North offers outstanding transport links, with Llandaff Station providing regular rail services to Cardiff city centre, and convenient road access via the A470 and M4 motorways. The nearby Taff Trail is a further draw for those who enjoy cycling and outdoor pursuits.

Early viewing is highly recommended.

### Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: D. Approximately £1827.00 per annum.

Land Transaction Tax (LTT): £6,000.00 based on the asking price.

Square Footage: 1033.00 Sq Ft. Please verify via your solicitor's means.

School Catchment Information: F

area: Hawthorn Primary

catchment area: White

catchment area: Ysgol

secondary cat



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

GROSS INTERNAL AREA  
TOTAL: 1,033 sq ft  
GROUND FLOOR: 405 sq ft, FIRST FLOOR: 448 sq ft, SECOND FLOOR: 180 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Chambers  
ESTATE AGENTS



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.