

Chambers

Estate Agents



Evansfield Road, Llandaff North, Cardiff, South Glamorgan, CF14 2FA
Guide Price £375,000



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 South Glamorgan, CF14 2FA
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Handsome red-brick bay-fronted end-terrace in the heart of Llandaff North. Offering a living room, spacious L-shaped kitchen/diner, cloakroom, three bedrooms and family bathroom. Enclosed garden with detached garden room/home gym. Ideally located for the Taff Trail, Hailey Park, train station and excellent road links. Enquiries via Chambers Estate Agents.



3 Bedrooms



1 Bathrooms



2 Receptions





Occupying a prime position on the ever-popular Evansfield Road, this handsome red-brick bay-fronted end-terrace home offers an appealing blend of character and contemporary practicality in the heart of Llandaff North. A traditional storm porch opens into a welcoming entrance hall, leading to a beautifully proportioned living room where the bay window draws in excellent natural light. To the rear, an 'L'-shaped kitchen/diner provides a sociable and well-designed space for both everyday living and entertaining, with access to the enclosed rear garden. A cloakroom/WC completes the ground floor.

Upstairs, three well-balanced bedrooms are served by a modern family bathroom. The property further benefits from uPVC double glazing and gas central heating via a combination boiler. Externally, the enclosed garden offers privacy and ease of maintenance, complemented by a detached garden room currently arranged as a home gym, equally suited to use as a studio or home office.

Evansfield Road is a highly regarded residential address, ideally placed for access to the Taff Trail, Hailey Park and excellent public transport links, including Llandaff North train station with direct connections to Cardiff city centre. Local amenities, including Lidl and the shops and cafés of Whitchurch village, are within walking distance, while the A470 and M4 provide convenient road access. Cardiff itself continues to thrive as a vibrant and well-connected capital city, offering an enviable balance of green space, culture and commerce.

Tenure: Freehold
Council Tax Band: E

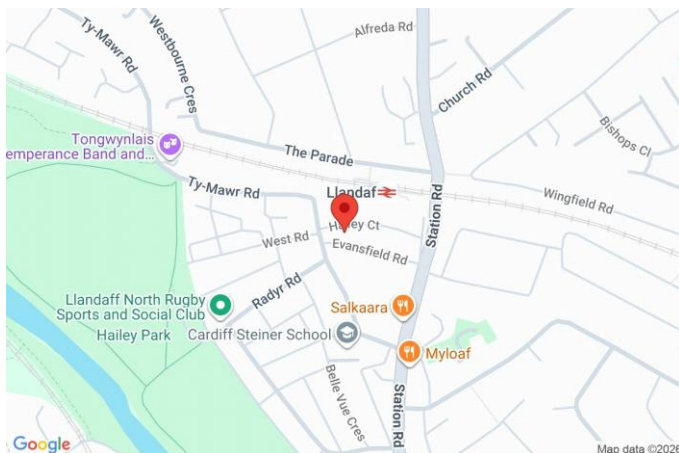
EPC: To be confirmed
Total area (approx.): 980 sq ft



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GROSS INTERNAL AREA
TOTAL: 980 sq ft
GROUND FLOOR: 480 sq ft, FIRST FLOOR: 500 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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