

Dewi Court

Cardiff Road, Llandaff, Cardiff CF5 2ET

- End of Terrace House
- Two Bedrooms
- Lounge/Diner
- Modern Fitted Kitchen
- Private Rear Garden
- Allocated Parking Space
- Llandaff Village Location
- EPC=E

Guide price £315,000

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Hern and Crabtree



Hern and Crabtree



Hern and Crabtree



Hern and Crabtree

A charming three story stone built end of terrace house with a parking space set in the centre of Llandaff Village. Modernised throughout with still plenty of character, the accommodation briefly comprises: Entrance Hall, Lounge/Diner and Modern Fitted Kitchen to the ground floor. To the first floor is Bedroom One and Family Bathroom and to the second floor is Bedroom Two and a Home Office/Wardrobe Space. The property further benefits from an enclosed rear garden and an allocated parking space to the rear of the property. Llandaff Village is on the door step and is arguably one of Cardiff's most sought after villages. There is a good selection of independent t cafés, restaurants and eateries. There are a good choice of amenities including rowing club and Llandaff is placed close to the Taff trail via Pontcanna playing fields. Internal viewings are an absolute must! EPC = E

Entrance

Entered via double glazed composite front door on the side, wood parquet flooring, stairs rising to the first floor with under stairs storage, concealed meter cupboard, vertical radiator, door to lounge and kitchen.

Kitchen 11'8 max x 6'6 max (3.56m max x 1.98m max)

Double glazed pvc window to the rear, fitted with a range of wall and base units with work tops over, tiled splashbacks, four ring gas hob with cooker hood above, integrated Zanussi double oven and grill, ceramic sink and drainer with mixer tap, integrated fridge and freezer, plumbing for washing machine, pull out re-cycling bins, tiled flooring, vertical radiator.

Lounge/Diner 13'1 max x 13'1 max into recess (3.99m max x 3.99m max into recess)

Double glazed pvc window to the front, coved ceiling, wood parquet flooring, cast iron wood burning stove with slate hearth and exposed chimney breast fireplace, TV point, radiator.

First Floor

Landing

Stairs rising from the entrance hall with wooden handrail and metal spindles, radiator, stairs leading up to the second floor.

Bedroom One 13' x 13'1 max into recess (3.96m x 3.99m max into recess)

Double glazed pvc window to the front with secondary glazing.



Bathroom 12'11 max x 6'8 max (3.94m max x 2.03m max)

Double obscure glazed window to the rear, corner bath with shower over and glass screen, w.c and wash hand basin, chrome heated towel rail, shaver point and light, part tiled walls, tiled flooring.

Second Floor

Stairs from first floor landing with dog leg staircase, loft access, double glazed window offering natural light, door to walk in storage cupboard with radiator and Baxi combination boiler, two double glazed windows to the rear.

Bedroom Two 9'7 x 11'10 (2.92m x 3.61m)

Double glazed pvc window to the front with secondary glazing and additional double glazed window to the side, radiator.

Rear Garden

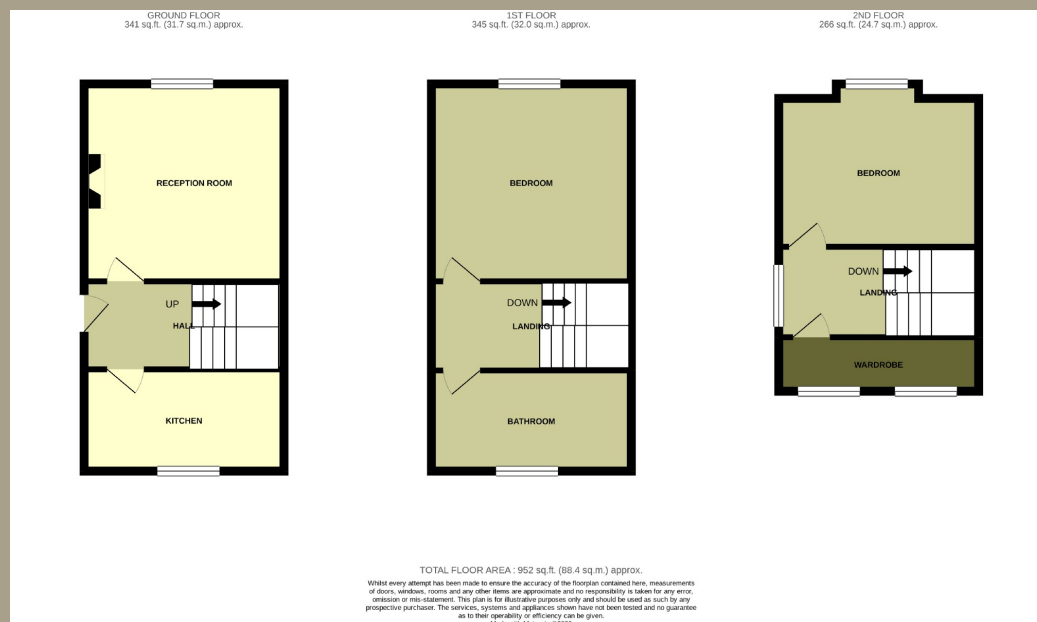
A paved garden with steps up to gate giving access to rear parking area.

Parking

Allocated parking space to the rear of the property.

Tenure

We have been advised by the seller that the property is freehold.
EPC=E



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