



**£345,000** Guide Price

Gabalfa Road, Llandaff North

Semi-Detached House | 3 Bedrooms | 1 Bathroom



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# Step Inside

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## Key Features

- TRADITIONAL BAY-FRONTED FAMILY RESIDENCE
- OPEN PLAN LIVING
- NEW KITCHEN/DINER EXTENSION
- TOTAL REFURBISHMENT THROUGHOUT | STUNNING WOOD BLOCK FLOORING | GOOD PUBLIC TRANSPORT LINKS
- ENCLOSED REAR GARDEN WHICH ENJOYS A SUNNY ASPECT
- POPULAR RESIDENTIAL LOCATION
- CLOSE PROXIMITY TO LLANDAFF NORTH VILLAGE
- CATCHMENT OF WELL REGARDED SCHOOLS
- AMPLE STORAGE SPACE THROUGHOUT THE PROPERTY
- NO ONWARD CHAIN

## Property Description

NEWLY REFURBISHED THROUGHOUT this IMMACULATELY stylish 3 bed semi detached property with front, rear and side gardens is waiting for its new owners. Offered to the market after a full renovation with NO ONWARD CHAIN, this superb property overlooks Ysgol Glantaf, with a beautiful river walk and views to Llandaff Cathedral.

## Main Particulars

NEWLY REFURBISHED THROUGHOUT this IMMACULATELY stylish 3 bed semi detached property with front, rear and side gardens is waiting for its new owners. Offered to the market after a full renovation with NO ONWARD CHAIN, this superb property overlooks Ysgol Glantaf, with a beautiful river walk and views to Llandaff Cathedral.

This traditional semi detached property is perfectly placed for easy access to amenities, Taff trail and Llandaff train station. THE property has been MODERNISED THROUGHOUT with a generous open plan living area, NEWLY built extension housing the modern Fitted kitchen/diner, utility area, family bathroom with bath and separate shower, predominantly double glazed windows, new combination gas boiler with central heating and two original stained glass windows. Easy walk to well regarded primary and secondary schools.

This 3 BEDROOM semi-detached house, located alongside the river Taff provides generous living space and TWO DOUBLE BEDROOMS, along with a great sized third. Accompanying the bedrooms upstairs we can find the stylish family bathroom. To the rear of the property, we find a sizeable garden ideal for a spot of Al fresco dining.

So, if that ticks all of your boxes, what are you waiting for! Call us TODAY to arrange a viewing.

## Accommodation Comprises

**Porch** - 6'6" x 4'4" (1.98m x 1.32m) - Double glazed door to the Porch. Tiled flooring. Double glazed windows. Original door to the hall with etched glazed panels. Allowing you to keep the outside from coming in on cold winter nights.

**Hall** - 11'1" x 5'7" (3.40m x 1.72m) Original wooden panelled glazed front door and double glazed windows with coloured leaded glass, original stair case, understair recess, telephone point, picture rail, radiator, stunning woodblock flooring.

**Living Room** - 20'7" x 11'2" (6.30m x 3.71m) A large spacious front aspect room with ORIGINAL wood block flooring and central feature fireplace. It offers the ideal environment to relax in the evening. Large double glazed bay windows to front with an outlook over the front garden allow the light to stream into the lounge in the day reflecting off the stunning flooring. TV and telephone points and picture rail. The room opens up into the extended modern kitchen which has full length patio doors to the rear garden.

**Kitchen/Diner (including Utility area)** - 22'1" x 20'4" (6.70m x 6.20m) [max] - Fitted along three sides with a range of kitchen cupboards with work surfaces, stainless bowl & half steel sink with mixer tap, electric oven and 4 electric hob, integrated dishwasher, space for American style fridge freezer and integrated dishwasher, tiled splash backs, quality vinyl click flooring, with rear window overlooking the rear garden. The kitchen leads into the Utility area, which provides space for the washing machine, tumble dryer and new wall mounted combination boiler. Patio doors lead to the rear garden and a side window allows plenty of light to stream into this beautiful modern kitchen/diner.

The spacious dining area (easily would fit a table for 8) is located in front of the patio doors and the opening to the lounge area.

**First Floor Landing** - Original stained glass window to side which has been incased in double glazing. Access to loft. Doors to all first floor rooms and ample storage cupboards.

**Bedroom One** - 10'1" x 12' 10" into bay (3.07m x 3.66m 0.25m into bay) - Double glazed bay window to front aspect. This spacious bedroom offers plenty of room for a double bed, double glazed window to front with fitted bedroom wardrobes. The ideal spot to recharge your batteries for the next day. Radiator.

**Bedroom Two** - 7'11" x 10' (2.41m x 3.05m) - Another double bedroom with uPVC double glazed window to rear and built in wardrobe, a perfect children's bedroom. Radiator.

**Bedroom Three** - 7'1" x 7' 10" (2.16m x 2.13m 0.25m) - Bay window to front aspect. the perfect Childs bedroom or study. Radiator.

**Bathroom** - 8'8" x 7'2" (2.47m x 2.66m) - A gorgeous bathroom 4 piece suite. A modern white bathroom suite, with walk-in rain shower, low level wc, panelled bath with central mixer taps and pedestal wash hand basin with vanity mirror over with quality click vinyl flooring.

## Outside

**Front Garden** - Lawned front garden with mature tree and shrubs. Gated driveway and access to the side of the property.

**Rear Garden** - A private and enclosed rear garden providing ample space to enjoy those warm summer evenings. With paved area located directly outside the patio doors and stretching the width of the property, the lawned garden is an ideal spot for a relaxing drink after work or those special family Al-fresco meals. Mainly laid to lawn

with mature trees and shrubs and two sheds.

At the side of the property is a path leading to the front driveway with gates providing access onto a courtyard area being ideal spot for storage of waste bins etc, hidden away from view.

This lovingly looked after garden is waiting for a new family to enjoy it.

**Awaiting EPC**







Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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