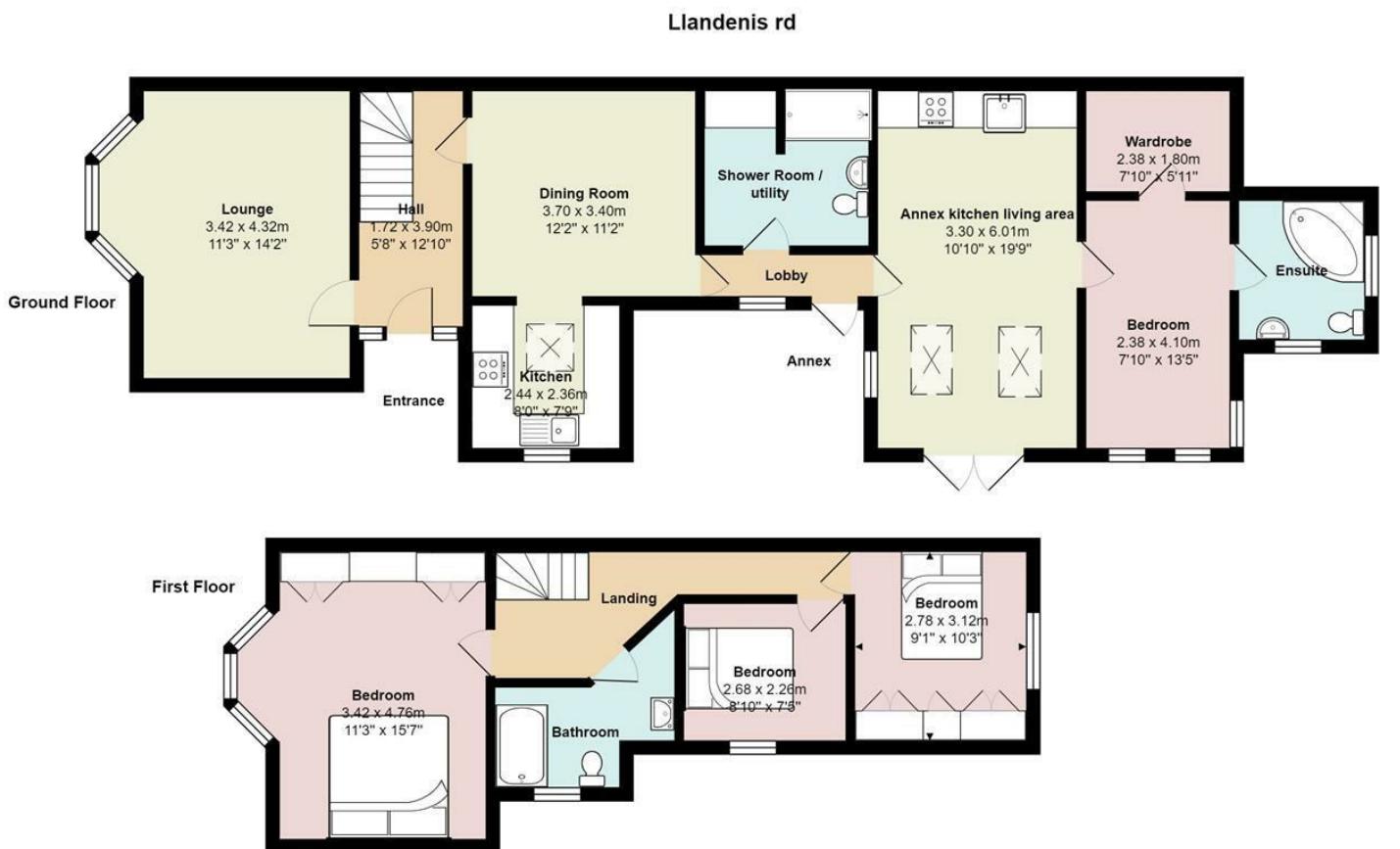


Llandennis Road

4 Bedrooms - Cardiff - CF23 6EG - £575,000 Freehold



Virtual Reality & 3D Scaled models of all of our properties for sale.
You can even walk around them on our website



Pontcanna
223-225 Cathedral Road
Pontcanna, Cardiff
CF11 9PP

Roath
38 Wellfield Road
Roath, Cardiff
CF24 3PB

Llanishen
54 Station Road
Llanishen, Cardiff
CF14 5LU

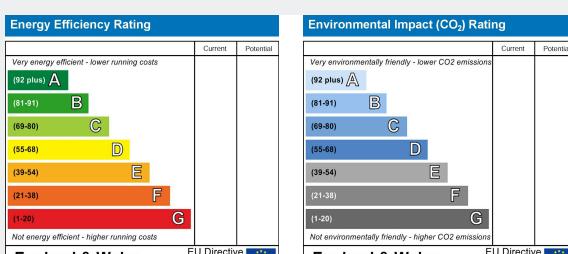
Cathays
89 Woodville Road
Cathays, Cardiff
CF24 4DX

029 2049 9680
info@jeffreyross.co.uk
www.jeffreyross.co.uk

Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

Agency Disclaimer

Property particulars as supplied by JeffreyRoss Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of JeffreyRoss Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this property.





Front

Large drive way offering parking for multiple cars, good size front and side garden, with lovely views over local woods and stream

** The strip of land next to the drive along the stream is on a separate Title, but included in the sale*

Entrance

Lounge

Sitting Room

Kitchen

Shower room / Utility

Annex

Kitchen living room

Bedroom
walk in wardrobe

Ensuite

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Garden

Fantastic wrap around garden, mostly lawn, with views over the surrounding woods and over the stream, side access to front. entrance to annex

Tenure

Freehold, but this is to be confirmed by your solicitor

Additional info

We have been informed by the seller the following, but will need to be confirmed by your solicitor

Annex built 2013

Windows replace 2013

Ground floor damp proof and

plastered internal walls 2013

Heating and boiler replaced 2013





Holding a lovely picturesque plot overlooking surrounding woodland and stream, is this well presented family home with Great size Annex! This property offers lots of options with a flexible versatile layout to suit any expanding family, or someone looking for a business/ office from home. The current layout comprises entrance hall, lounge, sitting room leading to kitchen, shower room/ utility, 3 double bedrooms and family bathroom. The annex can be both accessed internally from the main house, or separately from the side & offers a good size kitchen living room, double bedroom with walk in wardrobe, and en-suite. The property has further potential for extending both on the rear and side, as well as real potential for a loft conversion. To the front there is a generous drive offering multiple cars off road. An ideal family home to grow into, and located within great school catchment. Offered to market with NO CHAIN.

sq ft

£575,000 - Freehold

