



BALA ROAD
GABALFA



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GABALFA, CF14 2QJ - GUIDE PRICE £275,000

GUIDE PRICE £275,000 - £285,000

New to market, is this well presented and spacious three bedroom house for sale. The property benefits from a great size lounge, dining room, kitchen diner, 3 great sized bedrooms and family bathroom. There is a lovely and generous garden which would be ideal for families./ children and entertaining. Located in a quite yet convenient area, with local shops and schools within walking distance, and you are close to the River Taff & Llandaff City. There is also great transport links with both bus stops and a train station within walking distance, plus easy access onto the M4.



3 Bedrooms



1 Bathroom(s)



1033.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Hall

Lounge

6.05m x 3.58m (19'10 x 11'9)

Dining

1.93m x 4.32m (6'4 x 14'2)

Kitchen

2.18m x 3.28m (7'2 x 10'9)

WC

Landing

Front bedroom

4.14m x 3.28m (13'7 x 10'9)

Rear bedroom

2.69m x 2.44m (8'10 x 8)

Bedroom

3.58m x 3.56m (11'9 x 11'8)

Bathroom

Garden

Tenure

Freehold, but this is to be confirmed by your solicitor

Council tax

Band - D

Bala Rd, Llandaff North, CRF

Main Building: Total Interior Area 1017.75 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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JeffreyRoss