

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



LLANDINAM CRESCENT
GABALFA



12 Llandinam Crescent



Total Area: 108.2 m² ... 1165 ft²
All measurements are approximate and for display purposes only



A lovely 3-Bed Semi-Detached property. All bedrooms are generous doubles, with the master bedroom being an ensuite. The kitchen / Diner is perfect for young families, as you can keep an eye on your little ones while cooking! Call the office on 02920 499680 to arrange your viewing today.

Comments by - Mr Max Tustin



LLANDINAM CRESCENT

GABALFA, CF14 2RB - ASKING PRICE - £340,000



3 Bedroom(s)



2 Bathroom(s)



1165.00 sq ft

JeffreyRoss welcome you to Llandinam Crescent, Cardiff, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,165 square feet, the property boasts three double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by three inviting reception rooms, each providing a versatile space for relaxation, entertainment, or even a home office. The layout is designed to maximise natural light, creating a warm and welcoming atmosphere throughout. The property also features two bathrooms, ensuring ample facilities for all residents.

The exterior of the home is equally appealing, with a private driveway that offers convenient off-street parking with also side gate access to the garden. The fact it is so close to the city but also so quiet in a safe environment makes this home so inviting.

Situated close to local amenities, this property is perfectly positioned for those who appreciate the convenience of nearby shops, schools, and recreational facilities. The property benefits from easy access to Llandaff North Village and train station, and is located just 5 minutes from the University Hospital and Cardiff Metropolitan University, and only 10 minutes from the M4. Access is gained opposite the property to the "Taff Trail" and the National Cycle Network (Route 8).

In summary, this three-bedroom semi-detached house on Llandinam Crescent presents an excellent opportunity for anyone seeking a spacious and well-located family home in Cardiff. With its generous living space, modern amenities, and proximity to essential services, it is a property not to be missed.

PROPERTY SPECIALIST

Mr Max Tustin
max@jeffreygross.co.uk
Sales Negotiator



Entrance porch

Kitchen/ Breakfast room
4.24m x 3.00m (13'11" x 9'10")

Dining room
4.75m x 2.24m (15'7" x 7'4")

Inner hallway

W.C

Lounge
3.96m 5.46m (13'0" 17'11")

Third reception room
3.33m x 2.79m (10'11" x 9'2")

First floor landing

Family bathroom
3.33m x 1.65m (10'11" x 5'5")

Master bedroom
3.2m x 3.2m (10'5" x 10'5")

En Suite
2.8 x .90 (9'2" x .295'3")

Bedroom two
3.96m x 2.69m (13'0" x 8'10")

Bedroom three
3.05m x 2.69m (10'0" x 8'10")

Rear garden

Tenure
We are informed that the tenure is freehold

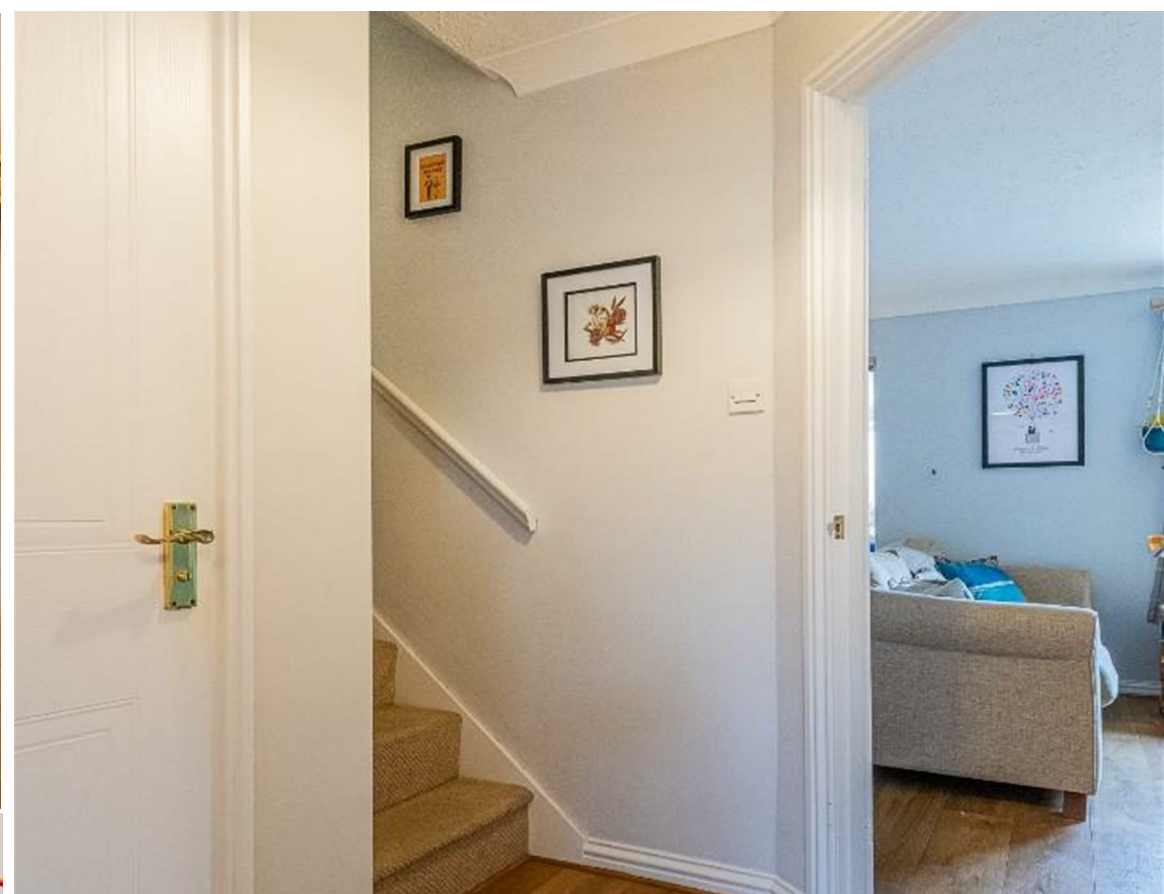
Tax band
D

School catchment
English medium primary catchment area is
Gabalfa Primary School (year 2024-25)

English medium secondary catchment area is
Whitchurch High School (year 2024-25)

Welsh medium primary catchment area is
Ysgol Glan Ceubal (year 2024-25)

Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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





