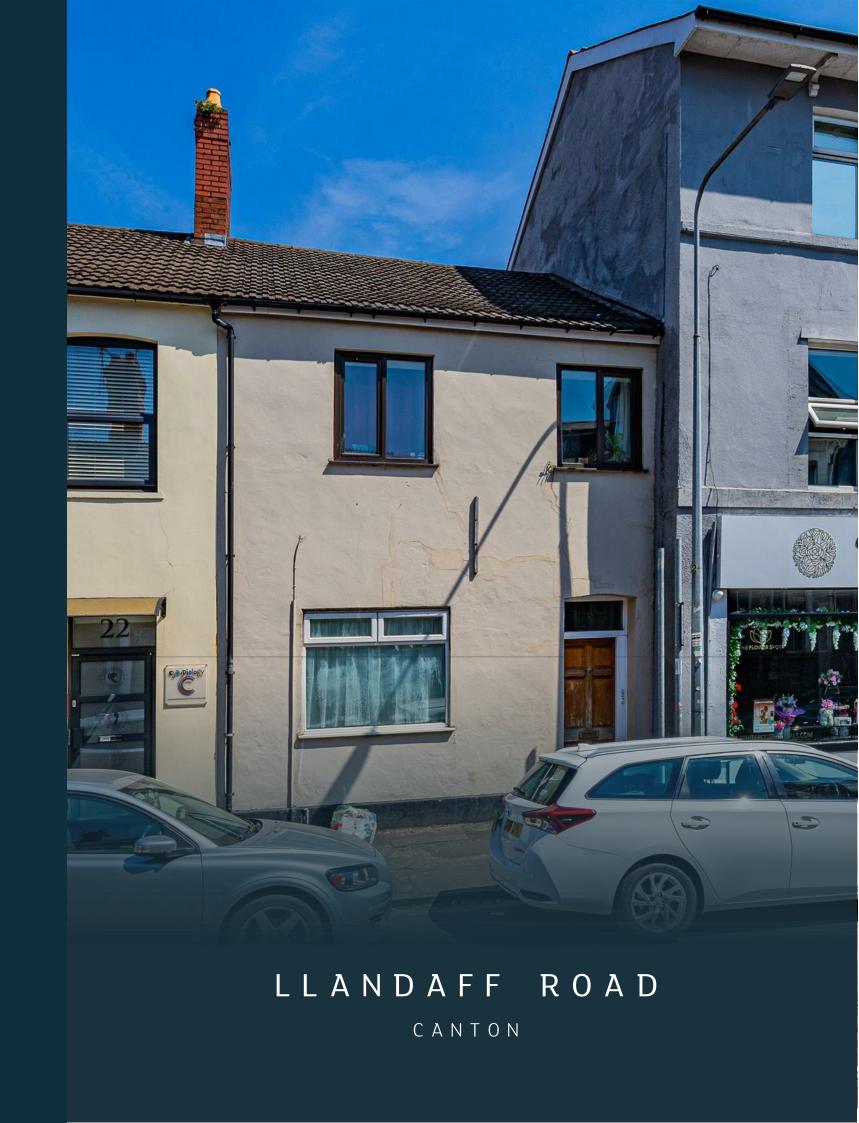
CARDIFF'S HOME FOR

STYLISH SALES

& LETTINGS



JeffreyRoss

# **LLANDAFF ROAD**

## CANTON, CF11 9NJ - £180,000

Jeffrey Ross are delighted to market this ideally located two bedroom ground floor apartment on the ever popular Llandaff Road in Canton. Just around the corner from Llandaff Road in Canton. Just around the corner from Cowbridge Road East and all of its amenities, this ground floor apartment briefly comprises of two double bedrooms, spacious living room/diner, family bathroom with bath and shower overhead. The property further benefits from a low maintenance garden with rear access and parking options. Situated in a central location, this property benefits from excellent transport links and a variety of local amenities, including shops, cafes, and parks, all within easy reach. The vibrant community of Canton is known for its friendly atmosphere and diverse offerings, making it a desirable place to call home place to call home.



= 1 bathroom(s) 706.00 sq ft

#### **HALLWAY**

#### **KITCHEN**

2.87m x 2.59m (9'5 x 8'6)

## LOUNGE

2.87m x 4.93m (9'5 x 16'2)

## **BATHROOM**

1.75m x 1.93m (5'9 x 6'4)

#### BEDROOM 1

4.42m x 3.81m (14'6 x 12'6)

#### BEDROOM 2

3.63m x 4.06m (11'11 x 13'4)

### **GARDEN**

### TENURE

We are told this property is Leasehold. This is to be confirmed by your legal representative.

#### **GROUND RENT**

Peppercorn

#### **COUNCIL TAX**

BAND C

## **EPC**

Rated D

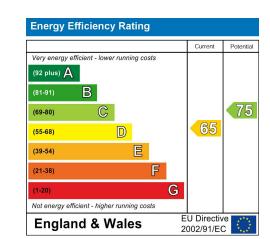




















Total Area: 65.6 m<sup>2</sup> ... 706 ft<sup>2</sup>