

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LLANDAFF ROAD
CANTON

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 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.

2 bedroom(s) 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	75
(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



Llandaff Road
Total Area: 65.6 m² ... 706 ft²
All measurements are approximate and for display purposes only