

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ANDREWS ROAD
LLANDAFF NORTH

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LLANDAFF NORTH, CF14 2JP - £260,000

A well presented and recently refurbished two double bedroom, mid terrace house located close to all local amenities within Llandaff City and Llandaff North. The property has previously been rented at £850 per month. The property comprises:- Entrance hall, through lounge/diner, kitchen with electric hob, oven and grill. Integrated fridge/freezer and washing machine. To the first floor:- Spacious family bathroom, Two double bedrooms, further benefiting from Gas Central uPVC windows and doors. To the rear is a low maintenance enclosed rear garden.

2 bedroom(s) 1 bathroom(s) 732.00 sq ft

- HALL
- THROUGH LOUNGE
6.40m x 3.15m (21' x 10'4)
- KITCHEN
2.62m x 2.21m (8'7" x 7'3")
- LANDING
3.53m x 1.57m (11'7" x 5'2")
- BEDROOM ONE
4.14m x 3.07m (13'7" x 10'1")
- BEDROOM TWO
3.18m x 2.46m (10'5" x 8'1")
- BATHROOM
2.67m x 2.26m (8'9" x 7'5")

GARDEN

TENURE

Freehold, but this is to be confirmed by your solicitors.

COUNCIL TAX

Band - D

EPC

Rating C



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

