

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CARDIFF ROAD  
LLANDAFF



#### HALLWAY

#### LOUNGE

4.78m max x 4.04m max (15'8" max x 13'3" max)

#### KITCHEN

2.92m x 2.64m (9'7" x 8'8")

#### BATHROOM

2.01m x 1.65m (6'7" x 5'5")

#### BEDROOM

3.68m x 2.69m (12'1" x 8'10")

#### BEDROOM

3.68m x 2.87m (12'1" x 9'5")

#### OUTSIDE

The property has parking to the rear which leads up to the garage. Pathway leads down for walks onto Llandaff Fields.

#### EPC RATING

Rated C

#### GARAGE

Up & over garage door.

#### COUNCIL TAX

Band D

#### MOBILE & BROADBAND

Broadband speeds of up to 1800 Mbps are available and the mobile signal is good.

#### TENURE

We have been advised by our seller client that the property is leasehold with approximately 134 years remaining on the lease. The service charge is £430 every 3 months.

#### SCHOOL CATCHMENT

My English medium primary catchment area is Radnor Primary School

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.

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

My Welsh medium primary catchment area is Ysgol Pencae (year 2024-25)

Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

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





## CARDIFF ROAD

LLANDAFF, CF5 2AR - £300,000

 2 Bedroom(s)  1 Bathroom(s)  667.00 sq ft

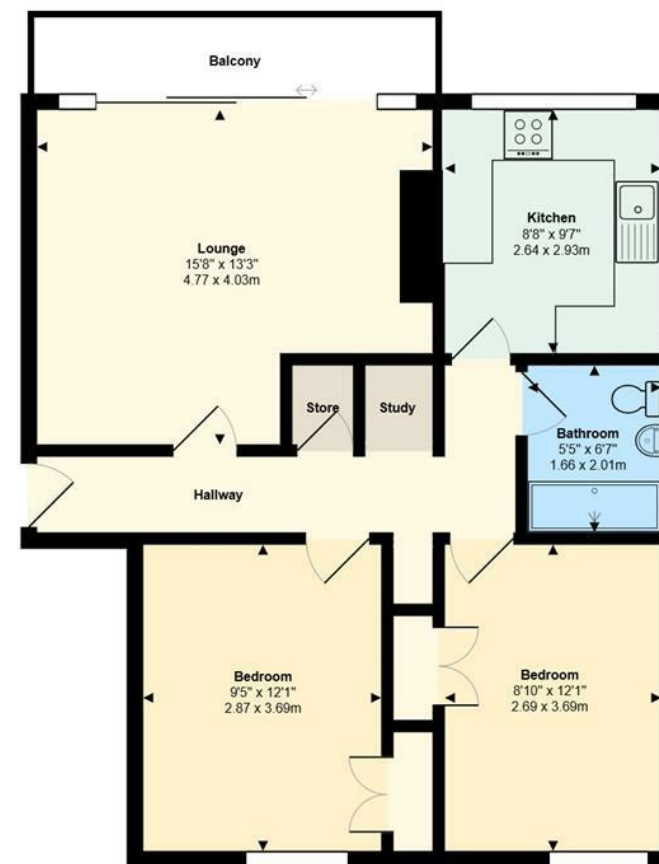
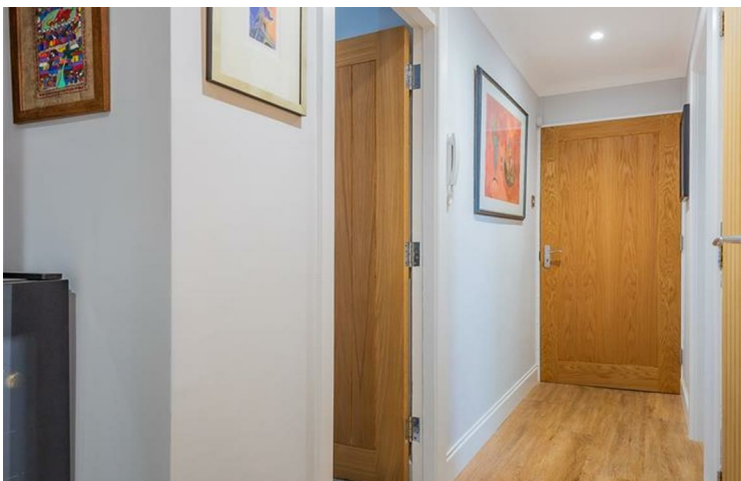
This delightful second-floor apartment on Cardiff Road offers a perfect blend of comfort and convenience. Spanning an impressive 667 square feet, this purpose-built apartment features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space. As you enter the property, you are welcomed into a bright and airy lounge that boasts a lovely balcony overlooking the picturesque Llandaff Fields. This outdoor space is perfect for enjoying a morning coffee or unwinding after a long day, all while taking in the serene views of the surrounding greenery. The apartment also includes a well-appointed bathroom and a functional kitchen, providing all the essentials for modern living. Additionally, the property benefits from parking for two vehicles, ensuring that you and your guests will never have to worry about finding a space. For those in need of extra storage or a secure space for their vehicle, a garage is also included, adding to the practicality of this wonderful home. With its prime location, you will find yourself just a short distance from local amenities, parks, and excellent transport links, making it easy to explore all that Cardiff has to offer. This apartment presents a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-designed living space. Don't miss your chance to make this lovely apartment your new home.



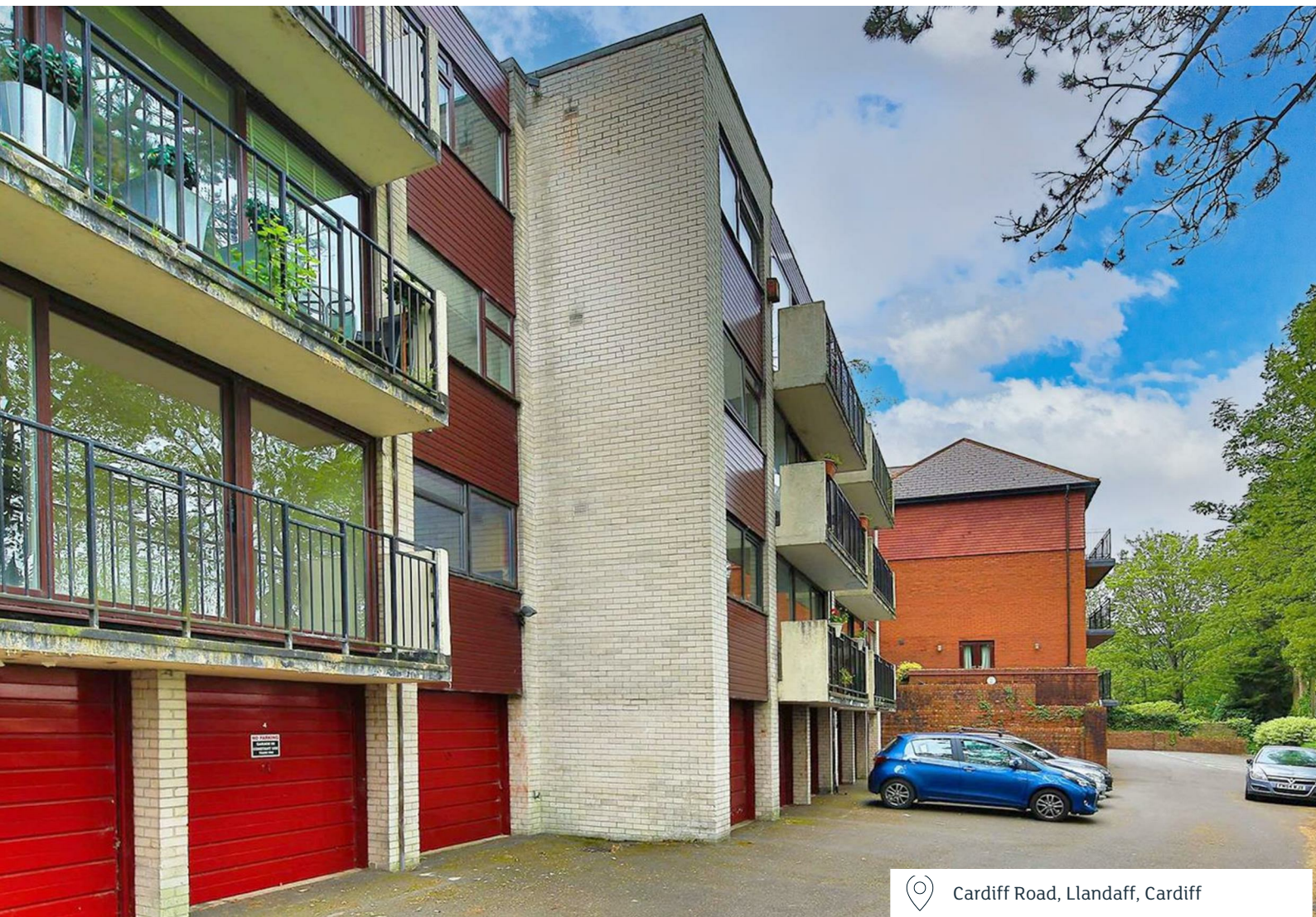
### PROPERTY SPECIALIST

Mr Julian Preston  
julian@jeffreygross.co.uk  
02920 499 680  
Senior valuer





All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            | <b>72</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |