



25 BRIDGE ROAD
LLANDAFF NORTH
CARDIFF CF14 2JL

ASKING PRICE OF
£149,950



GROUND FLOOR APARTMENT



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**** GROUND FLOOR APARTMENT ** WITH GARDEN ** OPTION TO PURCHASE FREEHOLD RETAIL UNIT **** A recently refurbished ground floor apartment set within the village of Llandaff North with accommodation briefly comprising lounge, one bedroom, kitchen and modern bathroom and rear garden. Gas central heating. EPC RATING: D.

TENURE: FREEHOLD

COUNCIL TAX BAND: B

FLOOR AREA APPROX: 344 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Sitting in the heart of Llandaff North this property is perfection positioned within walking distance to an array of shop, cafe's and other amenities. There are a number of regular public transport links along with a local train station giving access to the city centre in just a matter of minutes. The Taff's Trail is also on your door step with beautiful scenic walks leading in and around Cardiff along with great road links for commuters.

ENTRANCE

Side door into hallway

HALLWAY

5' 8" x 5' 1" (max) 1.75m x 1.56m
Doors to lounge/diner and bedroom.

LOUNGE/DINER

16' 7" x 10' 1" (5.08m x 3.08m)
Two uPVC double glazed windows to side, and one window to other side aspect. Radiator. Door to inner hallway leading to kitchen and bathroom.

KITCHEN

10' 4" x 6' 7" (3.17m x 2.03m)
A modern kitchen with base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor fan. Tiled splash backs and flooring. Extractor fan. uPVC double glazed window and external door to rear garden. Space for fridge. Modern radiator. Wall mounted gas central heating boiler.

BEDROOM

uPVC double glazed window to rear. Radiator.

BATHROOM

7' 0" x 5' 6" (2.14m x 1.68m)
Low level WC, pedestal wash hand basin and bath with mixer shower over. Tiled flooring. uPVC double glazed window to side. Extractor fan.

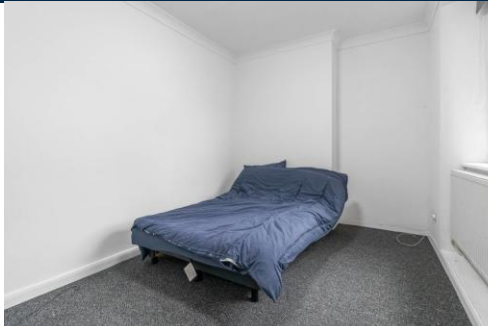
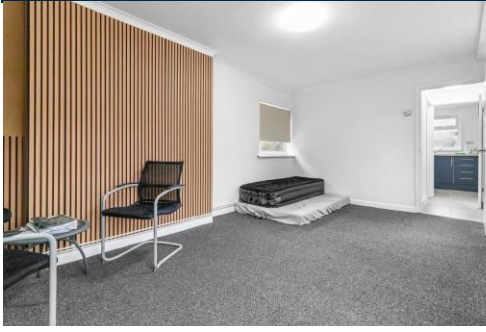
OUTSIDE

REAR AND SIDE GARDEN

Boundary wall with gated access to side lane.

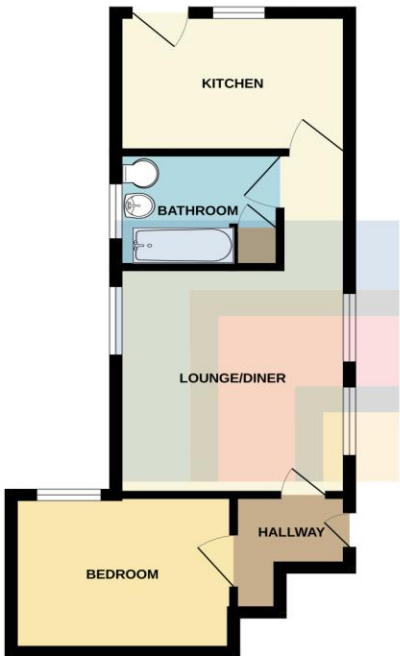


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GROUND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA - 344 sq ft (31.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix iQ2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South
Glamorgan, CF14 4QG



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