



Watson Road, £315,000

- SOUTHERLY FACING REAR GARDEN
- BEAUTIFULLY PRESENTED WITH MODERN UPGRADES THROUGHOUT
- FRENCH DOORS LEADING TO THE GARDEN
- BRIGHT KITCHEN WITH INTERGRATED FRIDGE AND FREEZER
- SPACIOUS LOUNGE/DINING ROOM WITH ADDITIONAL BREAKFAST BAR



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About the property

A beautifully presented family home in Llandaff North separated from the quiet road by a front courtyard and space for storage. The ground floor comprises an inviting entrance hall leading into an open-plan lounge/diner, that has been thoughtfully decorated to create a warm and welcoming living space, ideal for both relaxing and entertaining. A doorway from the lounge area leads into the modern kitchen with a breakfast bar and integrated fridge freezer. You will then find the family bathroom which includes a bath with overhead shower, a wash hand basin, and a toilet. Natural light fills the property from the southerly facing garden through French Doors leading from the kitchen.

The first floor offers three well-proportioned bedrooms, all accessed from the central landing.

Well positioned within walking distance of Llandaff North village, Hailey Park, and the Taff Trail, the property also offers excellent commuter links into Cardiff city centre via Llandaff North railway station.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

Dining Room

10' 4" x 10' 3" (3.15m x 3.12m)

Lounge

9' 6" x 10' 11" (2.90m x 3.33m)

Kitchen

13' 1" x 9' (3.99m x 2.74m)

Bathroom

Bedroom 1

13' 9" x 10' 4" (4.19m x 3.15m)

Bedroom 2

10' 4" x 8' 1" (3.15m x 2.46m)

Bedroom 3

10' 2" x 8' 5" (3.10m x 2.57m)

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Floorplan



Total floor area 75.4 m² (811 sq.ft.) approx

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