



Watson Road, Llandaff North

*A neutrally decorated 3-bedroom mid-terrace cottage for sale
Offers in the Region of £185,000*

Chambers Estate Agents are delighted to bring to the market this neutrally decorated mid-terrace cottage situated on Watson Road, Llandaff North.

The accommodation, which is neutrally decorated throughout, comprises entrance hall, living room/dining room, fitted kitchen, bathroom and three bedrooms. The property further benefits from gas central heating, Upvc double glazing, and an enclosed low maintenance rear garden. Watson Road is a popular residential location on the cusp of Llandaff North village and within a short walk of local amenities, public transport links and the Taff Trail.

This property would make an ideal first-time purchase and is available for sale with no chain and vacant possession.

Internal viewing advised.

EPC Rating

Energy Efficiency
Rating is D (58)

Council Tax Band

Council Tax Band: D

Land Transaction Tax:

£175 (based on the asking price).

School Catchment Details

Primary Catchment Area:
Gabalfa Primary School

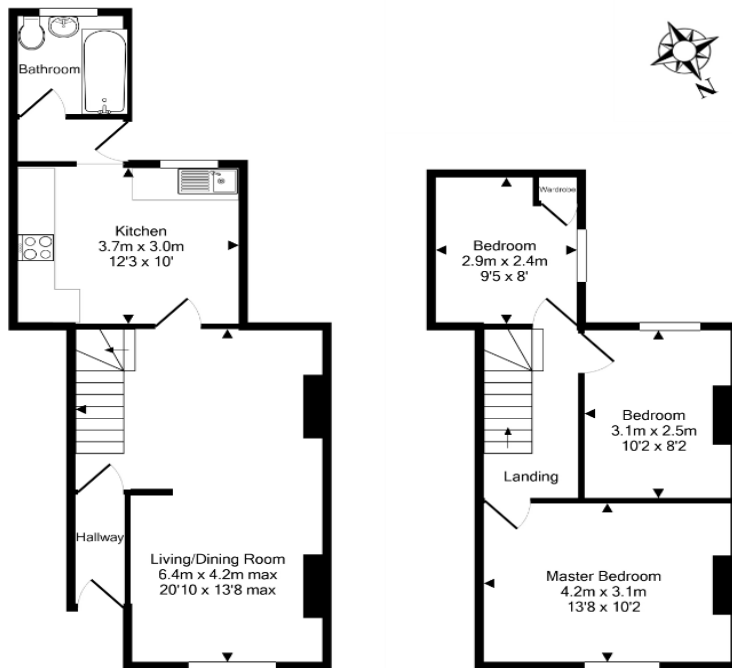
Secondary Catchment Area:
Whitchurch High School

Welsh Primary Catchment Area:
Ysgol Glan Ceubal

Welsh Secondary Catchment Area:
Ysgol Gyfun Gymraeg Glantaf

Tenure

Freehold. Please verify via your
Solicitor.



Ground Floor
Approx. Floor
Area 41.1 Sq.M.
(443 Sq.Ft.)

Watson Road
Total Approx. Floor Area 73.7 Sq.M. (794 Sq.Ft.)

1st Floor
Approx. Floor
Area 32.6 Sq.M.
(351 Sq.Ft.)

This floorplan is to be used for illustrative purposes only, the location of doors, windows, appliances and any other items is approximate. Unauthorized reproduction is prohibited.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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