





Gabalfa Road,Cardiff CF14 2JH

allen & harris

welcome to

Gabalfa Road, Cardiff

A rare opportunity to acquire this charming two-bedroom cottage-style home, coming to the market for the first time in over 100 years. Offering excellent potential and ideally located near to the Taff Trail, amenities and local train station.













Hallway

Living Room
11' 2" x 10' 6" max (3.40m x 3.20m max)

Dining Room
11' 2" x 10' 6" (3.40m x 3.20m)

Store
8' 10" x 6' 7" (2.69m x 2.01m)

Kitchen
6' 3" x 6' 7" (1.91m x 2.01m)

Bedroom One
14' 9" x 10' 6" (4.50m x 3.20m)

Bedroom Two
10' 10" x 9' 2" (3.30m x 2.79m)

Bathroom

Agent Note
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Agent Note
Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Gabalfa Road, Cardiff

- Owned by the same family for over 100 years
- Two Bedroom Cottage-Style Terraced Home
- Excellent Potential to Update and Enhance
- Prime Location Close to Llandaff Village, Train Station & Taff Trail
- Mature and Enclosed Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£270,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC109793

The Property Ombudsman

Property Ref:
WTC109793 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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