



Garage to Rear Of, 25 Bridge Road, Llandaff North

£80,000 Freehold

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Location

Llandaff North is a popular residential suburb in north-west Cardiff, known for its leafy streets, strong community feel, and excellent transport links to the city centre. Situated alongside the River Taff, the area offers easy access to parks, walking and cycling routes, local shops, schools, and amenities, making it a desirable location for families, professionals, and commuters alike.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	
		76		70	
	58			49	

WHITCHURCH 02922 745848
64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



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