

WINDRUSH

PWLLMELIN ROAD • LLANDAFF • CF5 2NL

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY



Prime Residential Development Opportunity

Windrush, Pwllmelin Road, Llandaff CF5 2NL

Attractive development opportunity • Situated on Pwllmelin Road
Located in the sought after and historic city of Llandaff
Extending to 0.39 gross hectares (0.98 acres)



Description

The site extends to approximately 0.39 gross hectares (0.98 acres) and currently comprises of a traditional two storey house with extensive gardens, which offer potential for development. The dormer bungalow and garage extend to approximately 3,340 sq ft.

The site is of a regular shape and is generally level. The site is within an established residential area, with Bishop of Llandaff School immediately to the north, residential properties to the east and south and the main Llandaff to Cardiff Queen Street train line to the west. The site is accessed from Pwllmelin Road, an attractive residential street.

Location

The property is situated on the northern side of Pwllmelin Road which is in the sought after and historic city of Llandaff, about 2 miles north west of the city centre.

The popular City of Llandaff lies within 0.7 miles of the property. Llandaff offers a bustling high street, a picturesque village green and a thriving community. Amenities include boutique shops, restaurants, cafes, pubs, post office and Doctor's surgery. The area is well served by transport links and is well located for its excellent schools in both the public and private sector, which cater for all ages.

Windrush is a short walk from the centre of Llandaff which retains a village atmosphere, making it a desirable and sought after area in which to live.

Services

The property is served by all mains services including gas, water, electricity, telecommunications, sewerage and surface water drainage.

We advise that applicants should make their own enquiries with the relevant statutory service providers.

Planning Status

The site historically benefitted from planning permission for the demolition of the existing dwelling and erection of four dwellings, this has subsequently lapsed. Application numbers - 89/01439/W, 89/02385/W, 93/00684/W, 96/00182/W, 99/00102/W and 02/00095/W.

Plans can be made available on request.

Any interested parties should contact the Local Authority planning department on 029 2087 2087 or 029 2087 2088 (Cymraeg).

Additional Information

Technical information is available on request.

EPC Rating

The property has an EPC rating of G(18).

Tenure & Vacant Possession

Available as freehold with vacant possession.

VAT

The property is not elected in respect of VAT.

Method of Disposal

Unconditional offers are invited for the whole. The vendor will consider conditional bids with a non-refundable deposit. The sale is to be conducted by private treaty however the vendor reserves the right to set a tender deadline.

Further Information

For further information and to arrange a viewing please contact:

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