

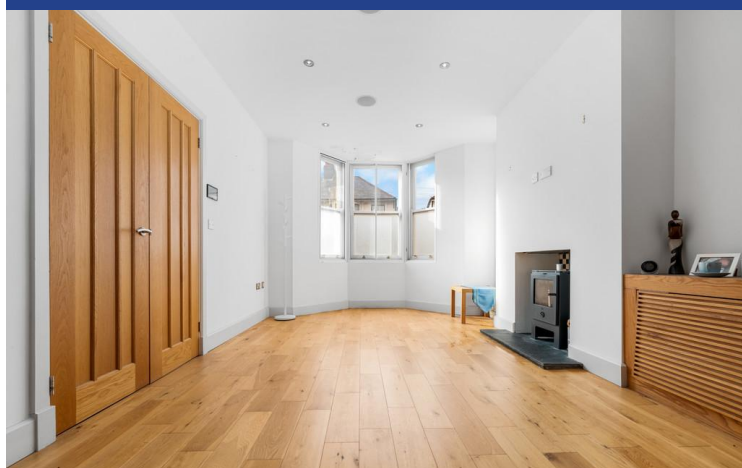
Cardiff Road,  
Llandaff,  
Cardiff, CF5 2DN



Estate Agents and  
Chartered Surveyors

Asking Price Of

£350,000



Mid Terraced House

3

2

3

1

# Property Description

\*SPACIOUS, THREE BEDROOM, MID-TERRACED HOUSE SITUATED IN THE HEART OF LLANDAFF\* MGY are delighted to bring to market this very well presented, three double bedroom, mid-terraced house situated in an elevated position on the much favoured Cardiff Road in Llandaff. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, downstairs WC, three double bedrooms - one with en-suite shower room, and family bathroom. The property further benefits from having a low maintenance rear garden, gas central heating throughout and is chain free.

\*Viewing highly recommended\*

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,194 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden front door. Tiled flooring. Spotlights to ceiling. Door leading to downstairs WC, and additional double doors leading to open plan lounge/diner.

## DOWNSTAIRS WC

Continuation of the tiled flooring from hallway. WC. Vanity wash hand basin with storage beneath and mixer tap over. Spotlights to ceiling. Extractor fan.

## LOUNGE/DINER

27' 1" x 11' 0" (8.27m x 3.36m)

Bright open plan space with wooden flooring throughout and underfloor heating. Double glazed sash bay windows to front. Log burner. Built in storage cupboards housing utility meters. Speakers in the ceiling. Spotlights. Double glazed back door leading to rear garden. Under stair storage cupboard. Power points. Opening to kitchen. Stairs rising to first floor.

## KITCHEN

13' 5" x 9' 2" (4.10m x 2.80m)

Leading from lounge/diner. Tiled flooring with underfloor heating. Range of wall, base and drawer units with Quartz worktops over incorporating round inset stainless steel sink with mixer tap over. Integrated appliances such as dishwasher, washing machine, fridge, freezer, microwave, oven and five ring gas hob with extractor fan over. Tiled splashbacks. Built in wine rack. Additional wall mounted extractor fan. Speaker in ceiling. Spotlights. Power points. Double glazed French doors leading to rear garden.

## FIRST FLOOR

Carpet to floor. Spotlights. Doors leading to utility cupboard, two bedrooms and bathroom. Power points. Stairs leading to loft room/bedroom three.

## MASTER BEDROOM

14' 4" x 10' 10" (4.37m x 3.31m)

Situated at the front of the house. Carpet to floor. Spotlights. Speakers in ceiling. Radiator. Two double glazed sash windows to front. Built in double wardrobe. Two alcoves. Power points. Radiator. TV aerial point.

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## BEDROOM TWO

13' 6" x 9' 2" (4.14m x 2.80m)

Situated at the rear of the house. Built in cupboard housing combi boiler. Speakers in ceiling.

Spotlights. Double glazed window to rear. Power points. Radiator. Stairs leading to mezzanine area which has spotlights, Velux window and additional power points.

## BATHROOM

10' 2" x 8' 1" (3.11m x 2.47m)

Tiled flooring. WC. Vanity wash hand basin with two mixer taps over and storage beneath.

Spotlights. Speaker in ceiling. Vertical radiator with mirror. Drench walk in shower. Obscure double glazed window to rear. Free standing roll top bath with hot and cold tap over with additional handheld shower attachment.

## SECOND FLOOR

Carpet to stairs. Door leading to loft room/bedroom three.

## LOFT ROOM

Laminate flooring. Storage to eaves. Spotlights.

Speakers in ceiling. Velux window. TV Aerial.

Power points. Radiator. Door leading to en-suite.

## ENSUITE SHOWER ROOM

WC. Shower. Tiled flooring. Vanity wash hand basin with mixer tap over and storage beneath. Wall mounted mirrored storage cabinet. Velux window. Extractor fan. Spotlights.

## OUTSIDE

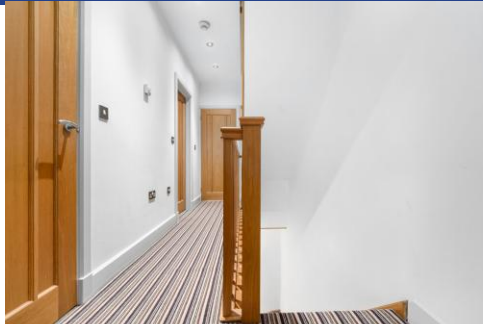
Rear - Accessible through lounge/diner space, and through double doors leading from kitchen. Laid to patio. Fenced border.

Front - Elevated from the street. Steps leading to front door.

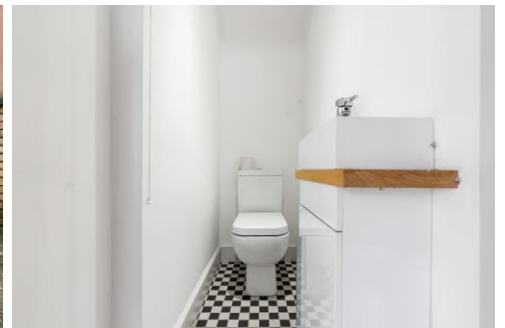
## TENURE

MGY are advised that this property is FREEHOLD.

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