

# Rhosilli House, The Crescent, Llandaff, Cardiff, CF5 2DL



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£220,000**



First Floor Apartment



# Property Description

**\*\*NO CHAIN - INCREDIBLE OPPORTUNITY IN THE HEART OF LLANDAFF\*\*** MGY are delighted to bring to market this first floor, three bedroom apartment in the sought after area of Llandaff within walking distance to well regarded schools, Llandaff Village, the Cathedral and Llandaff Fields. The accommodation briefly comprises of an entrance hallway, with three good size bedrooms, one with en-suite, a well appointed bathroom, modern kitchen area and spacious lounge/diner leading to the large private terrace with impressive views of Llandaff fields. The property further benefits from a large garage plus allocated parking also. \*Viewing highly recommended\*

Tenure Share of Freehold

Council Tax Band F

Floor Area Approx 990 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Double glazed window to side aspect. Doors to all rooms and storage cupboards. Wall mounted door entry system. Power points. Pendant light fitting. Radiator.

## LOUNGE/DINER

18' 10" x 12' 9" (5.75m x 3.89m)  
Carpet to floor. Pendant light fitting. Radiator. Two double glazed windows. Power points. Double glazed French doors leading to large terrace which provide incredible views over Llandaff Fields and the Cathedral.

## KITCHEN

10' 0" x 9' 4" (3.05m x 2.87m)  
Tiled flooring. Range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with mixer tap over and electric hob with extractor above and oven beneath. Tiled splashbacks. Integrated appliances such as fridge/freezer, and washing machine. Spotlights. Double glazed window. Power points.

## BATHROOM

7' 3" x 5' 6" (2.21m x 1.68m)  
Fully tiled walls and floor. Spotlights to ceiling. WC. Wall mounted wash hand basin with mixer tap above and storage beneath. Panelled bath with hot and cold tap over. Chrome heated towel rail. Extractor fan.

## BEDROOM ONE

13' 4" x 9' 6" (4.08m x 2.92m)  
Carpet to floor. Pendant light fitting. Double glazed window to side aspect. Radiator. Door to walk-in-wardrobe. Power points. Door to en-suite shower room.

## ENSUITE

5' 5" x 5' 8" (1.67m x 1.74m)  
Fully tiled walls and flooring. Walk in shower cubicle with mains powered shower over. Extractor fan. Pedestal wash hand basin with mixer tap over. WC. Spotlights. Wall mounted mirror. Chrome heated towel rail.

## BEDROOM TWO

12' 9" x 8' 10" (3.89m x 2.70m)  
Tiled flooring. Pendant light fitting. Power points. Radiator. Double glazed window.

## BEDROOM THREE

10' 7" x 7' 4" (3.24m x 2.24m)  
Carpet to floor. Spotlights to ceiling. Radiator. Double glazed window to front aspect. Fitted wardrobes with mirrored sliding doors. Power points.

## OUTSIDE

Front - Allocated parking space. Access to garage.  
Terrace - Large private decked terrace with wall border.

## GARAGE

18' 11" x 15' 5" (5.78m x 4.70m)  
Accessed from car park. Roller shutter door. Electrics.

## TENURE

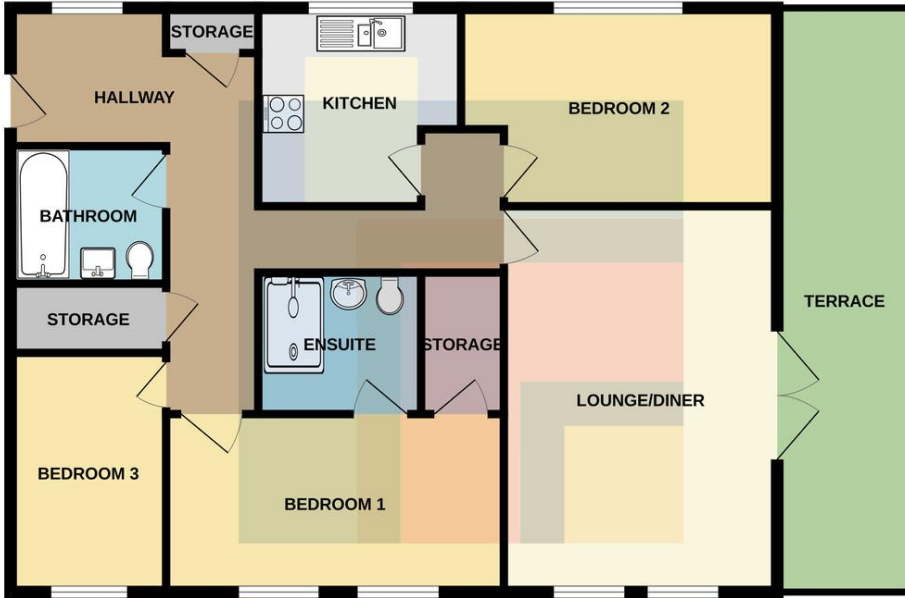
MGY are advised that the property is sold with a share of the freehold. There are service charges of approx. £2604 per annum which includes building insurance, maintenance of the communal hallways, intercom systems, and fire alarms.

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## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68   D	70   C
39-54	E		
21-38	F		
1-20	G		

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