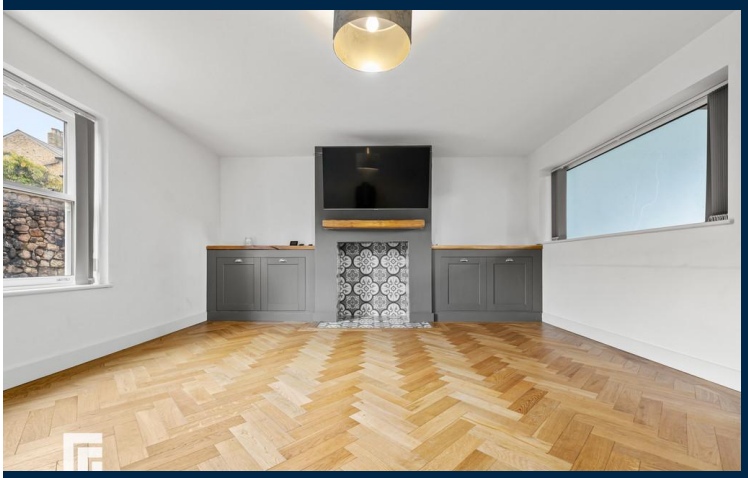
CHAPEL STREET
LLANDAFF
CARDIFF CF5 2EA

ASKING PRICE OF
£475,000



SEMI DETACHED HOUSE

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SPACIOUS AND MODERN, SEMI-DETACHED THREE BEDROOM HOUSE SITUATED IN THE HEART OF LLANDAFF MGY are delighted to bring to market this impressive three double bedroom house situated a stones throw from Llandaff Village. The accommodation briefly comprises open plan kitchen/diner, lounge, downstairs WC, three double bedrooms and family bathroom. The property further benefits from gated parking with space for a vehicle, double glazing and gas central heating throughout and is chain free. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,291 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE
Entry via front door leading from Chapel Street and from off road parking to the back. Opens into open plan kitchen/diner.

OPEN PLAN KITCHEN/DINER
25' 3" x 12' 0" (7.7m x 3.66m)
Entered via Chapel Street entrance and also off road parking to rear. Tiled flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating gas hob with extractor above, and inset stainless steel sink with hot and cold tap over. Integrated appliances such as fridge/freezer, dishwasher and washing machine. Tiled splashbacks. Double glazed window to side aspect with additional window to front aspect and two additional skylights to ceiling. Bi-folding doors leading to outside. Spotlights and pendant lighting. Underfloor heating. Doors to lounge and downstairs WC. Power points. Stairs rising to first floor.

DOWNSTAIRS WC
Continuation of the tiled flooring. Pendant lighting. WC. Vanity wash hand basin with mixer tap over and storage beneath.

LOUNGE
16' 0" x 14' 9" (4.88m x 4.5m)
Herringbone flooring. Two double glazed windows to rear aspect with additional double glazed window to front aspect. Pendant lighting. Open fire place with timber mantle. Two recess storage cupboards. Power points. TV and telephone point. Underfloor heating.

FIRST FLOOR
Carpet to stairs. Spotlights and pendant lighting. Doors to two bedrooms, family bathroom and storage cupboard. Steps rising to master bedroom. Power points.

MASTER BEDROOM
14' 9" x 10' 0" (4.5m x 3.05m)
Newly fitted carpet to floor. Pendant light fitting. Double glazed doors with windows either side opening to Juliet balcony overlooking rear aspect. Power points. Radiator.

BEDROOM TWO
16' 0" x 14' 6" (4.88m x 4.42m)
Newly fitted carpet to floor. Double glazed window to front aspect. Power points. Pendant light fitting. Radiator.

BEDROOM THREE
10' 3" x 8' 9" (3.12m x 2.67m)
Newly fitted carpet to floor. Double glazed window to front aspect. Pendant light fitting. Power points. Radiator.

BATHROOM
High specification bathroom. Tiled flooring and tiled walls. WC. Walk in shower cubicle with drench shower over and glass shower screen. Vanity wash hand basin with mixer tap over and storage beneath. Free standing roll-top bath with mixer tap over. Spotlights. Two double glazed windows to rear aspect. Extractor fan. Chrome heated towel rail.

TENURE
MGY are advised that the property is FREEHOLD.

OUTSIDE
Gated and secure parking. Patio space outside of kitchen/diner with enclosed brick wall.

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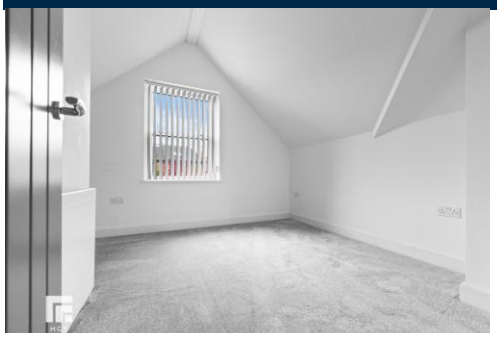

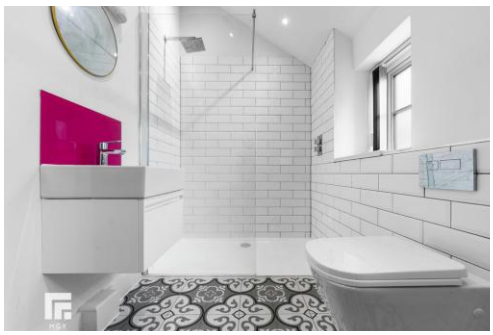

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GROUND FLOOR

1ST FLOOR

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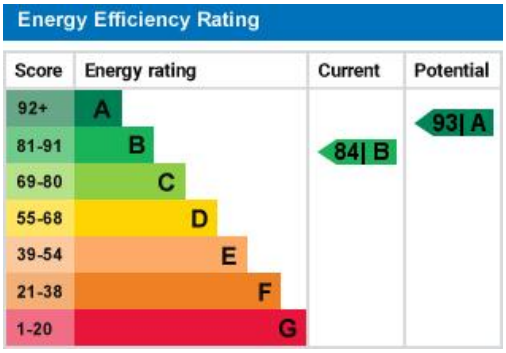

PONTCANNA 02920 397152

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