



THE OLD POST OFFICE
IMPERIAL BUILDINGS ROW
LLANDAFF
CARDIFF CF5 2EF

ASKING PRICE OF
£499,950



MID TERRACED HOUSE



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SUPERB THREE BEDROOM, MID-TERRACED HOUSE LOCATED IN THE HEART OF LLANDAFF MGY are delighted to bring to market this incredible three-storey, mid-terraced house situated within the heart of Llandaff. The accommodation briefly comprises entrance hallway, lounge, kitchen/diner, downstairs WC, three bedrooms - two with ensuite, and family bathroom. The property further benefits from having a basement, is chain free, and has gas central heating and double glazing throughout.

Viewing highly recommended

ENTRANCE HALL

Entered via front door leading from street. Laminate flooring.

LOUNGE

12' 7" x 19' 3" (3.86m x 5.87m)

Double glazed wood sash windows to front and side aspect. Herringbone style laminate flooring. Pendant light fitting. Power points. Radiator. Fireplace with slate mantle. Spotlights. TV and telephone point. Trap door to basement. Opening to :-

KITCHEN/DINER

12' 7" x 10' 7" (3.84m x 3.23m)

Modern fitted 'Shaker' style kitchen with a range of wall, base and drawer and with granite worktops over incorporating four ring gas hob with extractor above and oven beneath and 1.5 sink and drainer with mixer tap over. Integrated fridge/freezer, and dishwasher. Radiator. Power points. Double glazed French doors leading to rear garden. Herringbone style laminate flooring. Spotlights. Door to utility area.

DOWNSTAIRS WC

Laminate flooring. Partially tiled walls. WC. Vanity wash hand basin with mixer tap over and storage beneath. Extractor. Spotlights.

FIRST FLOOR

Double glazed wood sash window. Radiator. Power points. Doors to two bedrooms and bathroom. Stairs rising to second floor.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,259 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

MASTER BEDROOM

11' 10" x 15' 5" (3.63m x 4.70m)

Double glazed wood sash windows to front and side aspect. Carpet to floor. Radiator. Pendant light fitting. Power points. Door to ensuite.

ENSUITE

White three-piece-suite comprising WC, vanity wash hand basin with mixer tap over and storage beneath, and panelled bath with mains powered shower over and glass shower screen. Chrome heated towel rail. Extractor fan. Partially tiled walls. Tiled flooring.

BEDROOM THREE

9' 10" x 11' 10" (3.02m x 3.63m)

Carpet to floor. Double glazed sash window to rear aspect. Power points. Radiator. Pendant light fitting.

BATHROOM

Tiled flooring and partially tiled walls. White three-piece-suite comprising panelled bath with mains powered shower above, WC, and vanity wash hand basin with mixer tap above and storage beneath. Shaver mirror with light. Spotlights. Extractor. Chrome heated towel rail.

SECOND FLOOR

Carpet to stairs. Door to bedroom two.

BEDROOM TWO

14' 11" x 18' 2" (4.55m x 5.56m)

Carpet to floor. Double glazed skylight to rear aspect. Two radiators. Pendant light fitting. Power points. Eaves storage. Door to ensuite.

ENSUITE

Tiled flooring and partially tiled walls. WC. Vanity wash hand basin with mixer taps over and storage beneath. Walk in shower cubicle with mains powered shower over. Extractor.

BASEMENT

Accessed via trap door from lounge. Huge potential to convert into a usable room.

OUTSIDE

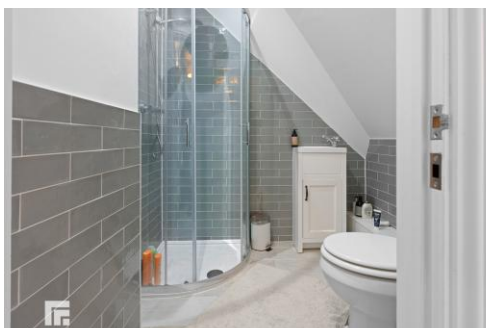
Enclosed courtyard. Fence border. Paved patio. Timber frame storage shed.

TENURE

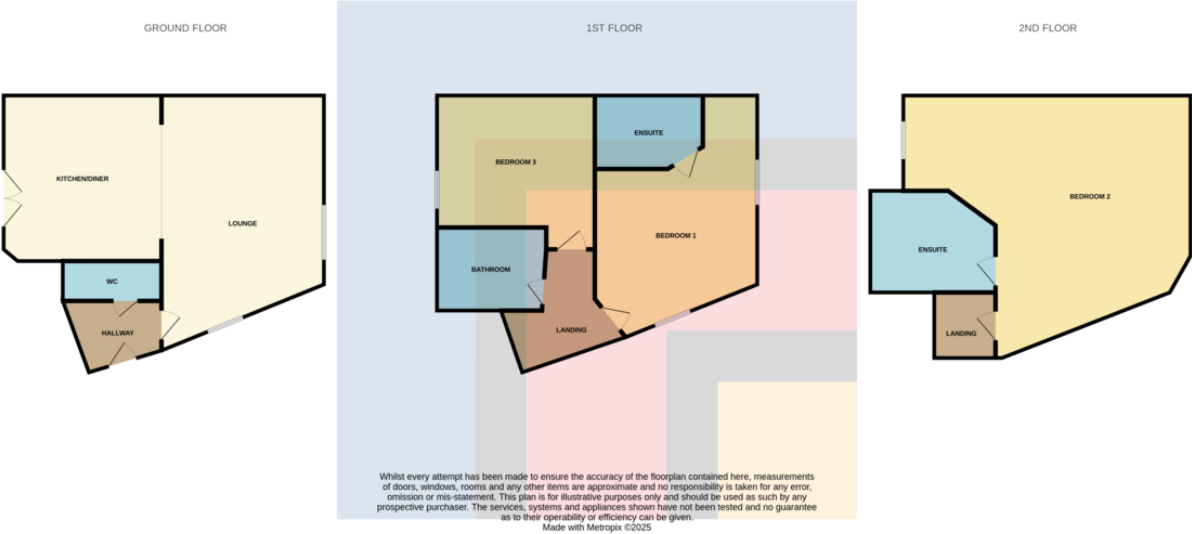
MGY have been advised that the property is FREEHOLD.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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