



BURLINGTON TERRACE
LLANDAFF
CARDIFF CF5 1GG

ASKING PRICE OF
£450,000



MID TERRACED HOUSE



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SUPERBLY PRESENTED THREE DOUBLE BEDROOM, MID-TERRACED HOUSE IN LLANDAFF MGY are delighted to bring to market this beautifully presented, three double bedroom family home situated on the much favoured Burlington Terrace, Llandaff. The accommodation is split over three floors briefly comprises entrance hallway, lounge/diner, kitchen/breakfast room, utility/WC, three double bedrooms and family bathroom. The property further benefits from a sunny and low maintenance North East facing garden with rear lane access, has gas central heating throughout. ***Viewing highly recommended***

ENTRANCE HALL

Entered via front door leading from front garden. Tiled flooring. Radiator. Pendant light fitting. Doors to lounge/diner and kitchen/breakfast room. Stairs rising to first floor.

LOUNGE/DINER

23' 10" x 11' 9" (7.28m x 3.59m)
Dual aspect uPVC windows to front. Coving. Log burner. Two pendant light fittings. Wood flooring. TV and telephone point. Radiators. Opening into :-

KITCHEN/BREAKFAST ROOM

16' 6" x 15' 1" (5.03m x 4.61m)
Slate flooring. Modern fitted kitchen with worktops over incorporating inset Belfast sink with mixer tap over and gas hob with extractor above and oven beneath. Tiled splashbacks. Central island with worktops over with storage and space for stool seating beneath. Integrated dishwasher. Sky lantern. Radiator. Pendant light fittings and additional wall lighting. Power points. Double glazed uPVC French doors leading to rear garden.

UTILITY/WC

5' 2" x 6' 8" (1.58m x 2.04m)
Continuation of tiled flooring. Base units with worktops over with inset stainless steel sink with mixer tap over. Tiled splashback. Space and plumbing for washing machine and tumble dryer. Double glazed uPVC windows to rear aspect. Pendant light fitting. Power points.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,119 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

Carpet to stairs and landing. Doors to two bedrooms and bathroom. Stairs rising to second floor. Radiator. Pendant light fitting. Window to front aspect.

MASTER BEDROOM

11' 8" x 11' 2" (3.58m x 3.42m)
Exposed floorboards. Window to front aspect. Radiator. Pendant light fitting. Power points.

BEDROOM TWO

9' 9" x 11' 10" (2.98m x 3.63m)
Carpet to floor. Window to rear aspect. Pendant light fitting. Power points. Radiator. Fitted wardrobe. Feature fireplace.

BATHROOM

6' 0" x 6' 5" (1.85m x 1.98m)
Tiled flooring. Partially tiled walls. Pedestal wash hand basin with mixer tap over. WC. Panelled bath with hot and cold tap over and mains powered shower with handheld attachment above. Obscure double glazed uPVC window to rear aspect. Pendant light fitting. Chrome heated towel rail.

SECOND FLOOR

Carpet to stairs and landing. Storage cupboard on landing. Door leading to bedroom three.

BEDROOM THREE

13' 4" x 12' 6" (4.07m x 3.83m)
Wood flooring. Two Velux windows to rear aspect. Radiator. Power points. Pendant light fitting.

OUTSIDE

Front - Shingled area. Hedge and wall border. Steps leading to front door.

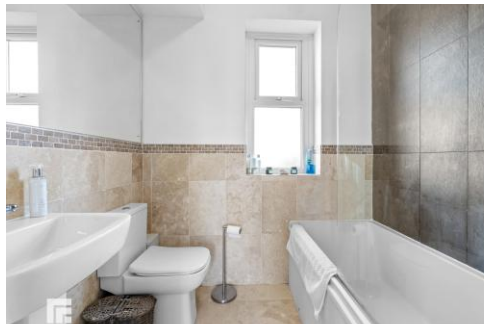
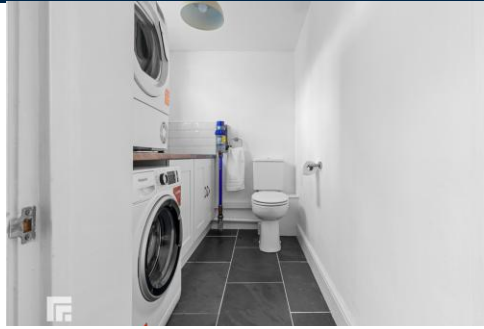
Rear - Laid to patio. Flower beds. Fence and wall border. Gate providing rear lane access. Outside tap.

TENURE

MGY have been advised that the property is FREEHOLD.



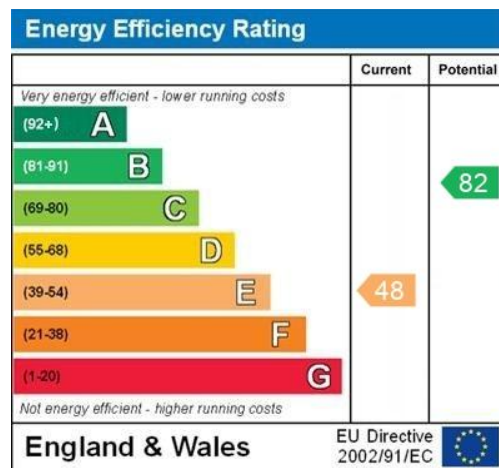
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