



**Mitre Place, Cardiff CF5 2EQ**

**welcome to**

**Mitre Place, Cardiff**

Excellent semi-detached three bedroom home situated in Llandaff, within close proximity to many shops, restaurants, cafes, Cardiff City Centre & transport links. This fantastic property is situated on a corner plot with the potential to extend or develop subject to planning permission.



### **Entrance Hall**

Double glazed window to front, radiator, meter cupboard and double glazed wooden door to main living room.

### **Lounge**

30' 2" max x 17' 1" max ( 9.19m max x 5.21m max )  
Double glazed patio door to rear, double glazed bay fronted window, gas fire with marble surround and tile hearth, coved ceiling and two radiators, hatch to cellar.

### **Kitchen / Breakfast Room**

13' 11" x 12' 3" ( 4.24m x 3.73m )  
Wall and base units, wall mounted boiler, plumbing for washing machine, electric hob and oven, extractor hood, splash back tile, space for fridge/freezer, double glazed window to side, double glazed window to rear and double glazed patio door to rear.

### **Landing**

Double glazed stained glass window to side, door to bedroom's one, two, three and the bathroom.

### **Bedroom One**

15' x 11' 7" ( 4.57m x 3.53m )  
Double glazed window to front and radiator,

### **Bedroom Two**

11' 11" max x 11' 7" max ( 3.63m max x 3.53m max )  
Partial double glazed window to rear, radiator and built in wardrobe.

### **Bedroom Three**

8' 4" x 6' 1" ( 2.54m x 1.85m )  
Partially double glazed window to front, radiator and access to loft.

### **Bathroom**

Partially tiled bathroom with panelled bathtub, wash hand basin, WC, extractor fan, radiator and obscured window to rear.

### **Front Garden**

Partially enclosed front garden with low level wall, mostly paved with a parking on the drive for a couple of vehicles and excellent potential for further development subject to planning.

### **Rear Garden**

Mature garden is enclosed with fencing, mixture of trees and shrubs, view of the Garth from the window in bedroom two, garden pond, raised terrace, steps down to main laid to lawn and outside tap.



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## Mitre Place, Cardiff

- Great location near Llandaff Village
- Within close proximity to amenities and reputable schools
- Corner plot with potential to extend/develop subject to planning
- Brilliant size garden to rear
- Off road parking to front

Tenure: Freehold EPC Rating: D

guide price

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP106819 - 0045

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