



**Cardiff Road, Llandaff Cardiff CF5 2FF**

**welcome to**

**Cardiff Road, Llandaff Cardiff**

LAST 2 REMAINING! Stunning two bedroom first floor apartment in Llandaff which offers the perfect balance between contemporary and classic design. This impressive property benefits from LVT wood effect flooring, a luxury fitted kitchen and two stunning bathrooms.



### **Communal Entrance**

Entered via intercom into inner hall, stairs to first and second floor, meter cupboard and fire exit door.

### **Entrance Hall**

Radiator, video intercom system, access to all rooms.

### **Open Plan Living Room/Kitchen/**

21' x 18' Max ( 6.40m x 5.49m Max )

L shaped room, one utility cupboard with hot water tank and plumbing for washing machine, second double door into storage cupboard/ pantry, fitted kitchen with wall and base unit, integrated fridge/freezer, dishwasher and oven, electric hob, extractor hood, wine cooler, 1 1/2 sink, quartz work top and quartz splash back, two radiators and doubled glazed windows to front with sky light.

### **Bedroom One**

17' 5" x 10' 8" ( 5.31m x 3.25m )

Bay fronted double glazed windows with sky lights to front, radiator and a door to en suite.

### **En Suite**

5' 7" x 5' 9" ( 1.70m x 1.75m )

Shower cubicle, wash hand basin, inset light, WC, heated towel rail, tiled floor, built in vanity unit and extractor fan.

### **Bedroom Two**

12' 1" x 10' 6" ( 3.68m x 3.20m )

Double glazed windows to front with sky light and a radiator,

### **Shower Room**

7' 2" x 8' 1" ( 2.18m x 2.46m )

Heated towel rail, tiled flooring, wash hand basin, inset light, WC, double walk in shower with glass panel and obscure double glazed window to rear.



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welcome to

## Cardiff Road, Llandaff Cardiff

Awaiting Photograph

- Last two remaining! First floor two bed apartment with secure parking
- Luxury fitted kitchen with modern appliances
- En suite to the main bedroom
- Open plan living/dining room
- Walking distance to Llandaff High Street. OPEN FOR VIEWING NOW!

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107492 - 0014

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