



**Bridge Street, Llandaff Cardiff CF5 2EL**

**welcome to**

**Bridge Street, Llandaff Cardiff**

This period property is a short walk from Llandaff Village, with access to all that it has to offer, such as local transport links and lots of excellent amenities. This property is located in a highly desirable part of Cardiff, within the catchments area to great English and Welsh schools.



## **Lounge**

18' 9" max x 13' 7" max ( 5.71m max x 4.14m max )

Wood block flooring, sash window to front with exposed stone wall, open fire with slate hearth, two slate shelves, gas point, two radiators, double doors into understairs cupboard with meter, half built in cupboard, door to kitchen/breakfast and door to upstairs.

## **Kitchen**

12' 4" max x 12' 5" max ( 3.76m max x 3.78m max )

Belfast sink, hatch to living room, door to garden and rear lobby, with plumbing for washing machine door to wet room.

## **Wet Room**

6' 7" max x 2' 8" max ( 2.01m max x 0.81m max )

WC, wash hand basin, wall mounted seat and obscured double glazed window to rear.

## **Landing**

Sash window to front, with wood effect flooring, door to bedroom one.

## **Bedroom One**

10' 1" max x 9' 9" max ( 3.07m max x 2.97m max )

Sash window to front, with wood effect flooring, door to en suite.

## **En Suite**

6' 5" max x 2' 3" ( 1.96m max x 0.69m )

Shower cubical, WC, wash hand basin and fully tiled.

## **Bedroom Two**

8' 1" max x 9' 7" max ( 2.46m max x 2.92m max )

Window to rear, radiator and built in cupboard with wall mounted boiler.

## **Rear Garden**

Enclosed garden with patio and with stairs to upper level.



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## Bridge Street, Llandaff Cardiff

- Court yard garden to rear
- Modern wet room and en suite shower room upstairs
- Generous size kitchen
- Open plan living room with open fire place
- Fabulous location set a stones throw away from Llandaff Cathedral

Tenure: Freehold EPC Rating: Awaited

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107481 - 0005

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