

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^{\prime} 5" max x 2' 3" (1.96m max x 0.69m) Shower cubical, WC, wash hand basin and fully tiled.

Bedroom Two

 8^{\prime} 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.





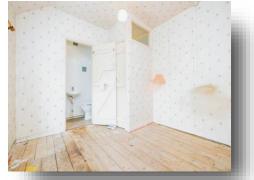
welcome to

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









Property Ref: CRP107481 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



029 2022 5700

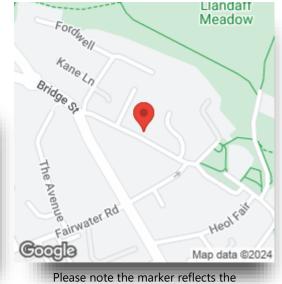


Pontcanna@allenandharris.co.uk

209 Cathedral Road, Pontcanna, CARDIFF, South Glamorgan, CF11 9PN



allenandharris.co.uk



postcode not the actual property