



**Bishopston House The Crescent, Llandaff Cardiff CF5 2DL**



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**Bishopston House The Crescent, Llandaff Cardiff**

Spacious three-bedroom apartment in sought-after Llandaff. Features a bright lounge/diner with enclosed balcony, kitchen, bathroom, and communal gardens. Includes lift access, parking, large garage, and extra storage. Lease can be extended to 999 years. Close to shops and transport links.



### **Entrance Hall**

L shaped, Access to all room and boiler cupboard, radiator, laminate floor, plug socket, intercom.

### **Lounge / Kitchen**

24' 5" Max x 10' 8" Max ( 7.44m Max x 3.25m Max )

Open Plan Lounge / Kitchen / Diner. Laminate flooring, gas radiator, 3 double plug sockets, sliding doors to conservatory.

Integrated dish washer, gas hob with extractor fan, integrated fridge freezer, integrated oven and microwave, double glazed window, sink and drying area, wall and base units, partially tiled, splashback, plug sockets, laminate flooring.

### **Balcony**

6' 6" Max x 6' 6" Max ( 1.98m Max x 1.98m Max )

Laminate floor, large double glazed window. Woodland like view

### **Bedroom One**

11' 2" Max x 10' 7" Max ( 3.40m Max x 3.23m Max )

Laminate flooring, two double glazed windows, one radiator, two double plug sockets.

### **Bedroom Two**

10' 2" Max x 10' Max ( 3.10m Max x 3.05m Max )

Laminate floor, large double glazed window, built in triple wardrobe/storage, radiator, two double plug sockets.

### **Bedroom Three**

10' 6" Max x 7' 6" Max ( 3.20m Max x 2.29m Max )

Laminate floor, double glazed window, radiator, built in wardrobe/storage, one double and one single plug socket.

### **Bathroom**

6' 1" Max x 5' 6" Max ( 1.85m Max x 1.68m Max )

Handwash basin, fully tiled walls, WC, extractor fan, heated towel rail, tiled flooring, bath with shower.

### **Garage**

15' 1" Max x 11' 7" Max ( 4.60m Max x 3.53m Max )



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## **Bishopston House The Crescent, Llandaff Cardiff**

- Three Well-Proportioned Bedrooms
- Excellent Garage Parking & Storage
- Bright & Airy Living Space
- Convenient Access: Third floor with lift service
- Potential for lease extension to 999 years

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2800.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £239,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**029 2022 5700**



[Pontcanna@allenandharris.co.uk](mailto:Pontcanna@allenandharris.co.uk)



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



**[allenandharris.co.uk](https://allenandharris.co.uk)**