

# The Cathedral Green

| Llandaff | Cardiff | CF5 2EB



# THE CATHEDRAL GREEN

Guide Price £425,000



There is a 999 year lease from 1984 in place. Each owner pays £75.00 monthly service charge in the management fund which covers the building insurance, gardening and general maintenance of the freehold property, garages and grounds.

An elegant two bedroom first floor apartment placed in an enviable position in Llandaff village directly overlooking the historic Llandaff Cathedral.

The first floor apartment has been transformed by the current owner to an excellent high specification finish. Beautiful views of the Cathedral can be seen from the lounge and master bedroom. Llandaff village is just a short stroll away which offers a variety of independent cafés, restaurants and shops. The property offers convenient off street parking and a single garage too.

The property briefly comprises: Entrance Hall, Two Double Bedrooms, Lounge, Kitchen/Dining Room and contemporary four piece Bathroom suite.

There is a long, 993 year lease in place with a share of the freehold and very fair maintenance charges in place.

## Entrance

Door to the side into a communal entrance. Stairs to the first floor.

## Entrance Hall

L-shaped entrance hall with a built-in storage cupboard and an additional large cupboard with shelving.

## Lounge/Diner 19'1" x 13'

Open plan lounge/diner with single glazed wood sash window to the front and wood window to the rear. Two radiators. Wood laminate floor. Recess with an archway and light for a sitting area. Shelving into the alcoves.

## Kitchen/Breakfast Room 18'3" max x 11'3"

Single-glazed wood windows to the side. The kitchen is fitted with wall and base units and complimentary Quartz

worktops. Sink and drainer with mixer tap. Integrated washer and dryer and full-length dishwasher. Concealed gas combi boiler. Space for a Smeg range induction cooker. Integrated oven and grill. Integrated fridge and freezer. Pull out larder cupboard. Wood laminate floor. Tiled splashback. Vertical radiator.

## Bedroom One 14'3" x 10'3"

Wood sash windows to the front and side with fitted plantation shutters. Radiator.

## Bedroom Two 12'11" x 8'7"

Single wood window to the side with fitted plantation shutters. Radiator.

## Bathroom 7'10" x 10'1" max

Obscure single-glazed window to the front. Walk-in

shower with glass screen, freestanding bath with upstand mixer, W/c and wash hand basin with mirrored vanity cupboard over. Heated towel rail. Further large vanity cabinet. Extractor fan. Half tiled walls and tiled floor.

## Garage

Single garage with up and over door (middle one of the three).

## OUTSIDE

Allocated parking in front of the middle garage for one car.

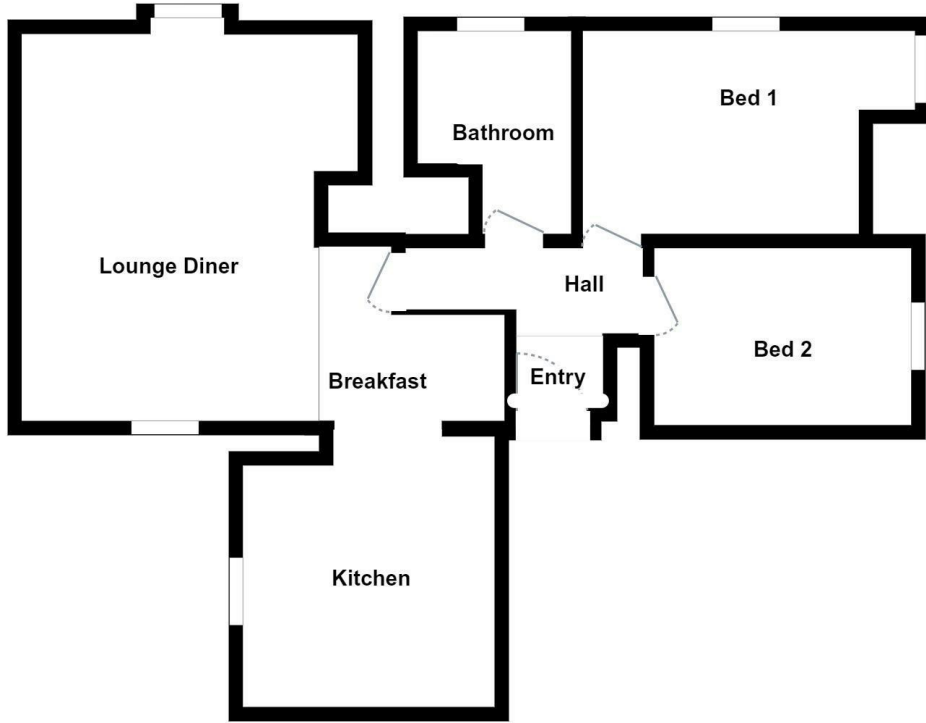
## Tenure and Additional Information

We have been advised by the vendor that the property is Leasehold. We are informed by the seller that each flat owner holds a 20% share of the freehold which is owned by 'The Cathedral Green Management Co Ltd'.



Call Hern & Crabtree to arrange a viewing on **02920 555 198**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.