

# Burlington Terrace

LLANDAFF, CARDIFF, CF5 1GG

**GUIDE PRICE £380,000**

**Hern &  
Crabtree**



# Burlington Terrace

An exceptional opportunity to acquire this beautifully presented three bedroom end of terraced property located in the desirable Llandaff area, within walking distance of Llandaff Fields and Pontcanna's popular cafés, restaurants, and bars.

Thoughtfully improved by the current owners and still with excellent potential to extend to the rear (STPP), the property effortlessly combines period charm with modern living. The accommodation comprises an inviting entrance hall with original parquet flooring, a spacious lounge and dining room, and a kitchen to the ground floor.

Upstairs, you'll find three bedrooms and a contemporary family bathroom. To the rear there is a generous south-facing garden mainly laid to lawn with a spacious decked area with practical storage underneath. Furthermore, there is street parking is available to the front.

Burlington Terrace is tucked in-between Llandaff, Victoria Park and Canton; within close proximity are a good variety of local amenities, shops, cafés and some of the cities most reputable restaurants. There are good public transport links to hand and easy M4 access via the A48. Internal viewings are a must!



# 851.00 sq ft

## Entrance Hall

Entered via a storm porch with tiled flooring then into the hall via a wood front door with obscure glazed panel inset and above, stairs to the first floor with understairs storage, dado rail, radiator.

## Living Room

12' x 10'5

Double glazed window to the front, picture rail, working fireplace with surround, wooden flooring.

## Dining Room

11'4 x 11'11

Double glazed patio doors lead out to the rear, picture rail, dado rail, chimney breast fireplace with a working gas fire, stone surround and hearth, fitted cupboard and shelving, wooden floor.

## Kitchen

5'10 x 10'4 max

Single glazed window to the rear, kitchen fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, integrated four ring gas hob with electric oven/grill and space for washing machine.

## Lobby

3' x 4"4

Radiator, wooden door lead out to the decking.

## First Floor Landing

Stairs rise up from the hall, access to insulated partly boarded loft space with light.

## Bedroom One

11'5 x 11'

Double glazed window to the front, radiator, picture rail, cast iron fireplace with slate hearth.

## Bedroom Two

10'10 x 10'1

Double glazed window to the rear, radiator, picture rail, two built in cupboards one housing the combination boiler, cast iron fireplace.

## Bedroom Three

6'11 x 10'8

Double glazed window to the front, radiator.

## Bathroom

6'11 x 5'11

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, half tiled walls, tiled floor.

## Rear Garden

Enclosed by stone wall and fencing, decked area, steps down to a lawn area, garden shed,

## Front

Low rise wall and railings, bushes and path to front door.

## Tenure

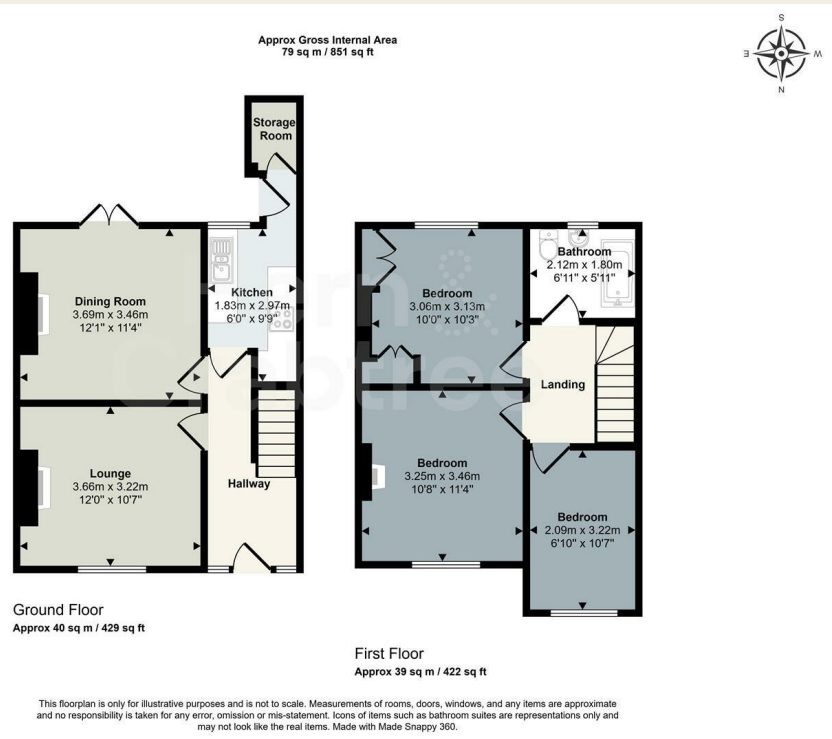
We have been advised by the seller that the property is freehold and the council tax is E.

## Disclaimer

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Good old-fashioned service with a modern way of thinking.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		

**England & Wales** EU Directive 2002/91/EC



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