



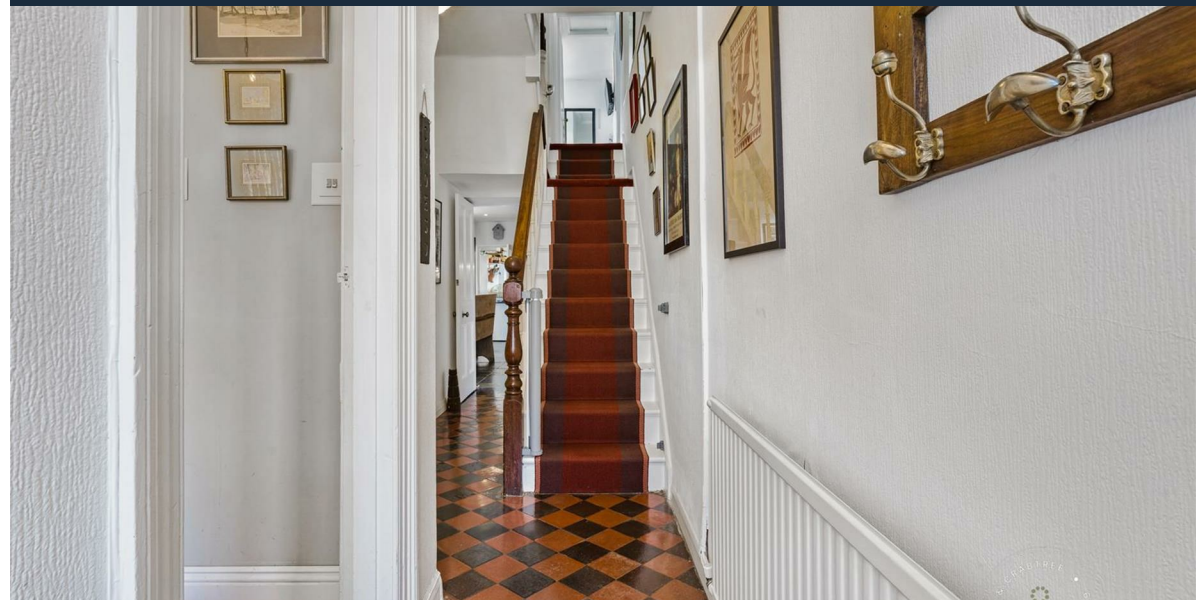
Bridge Street

| Llandaff | Cardiff | CF5 2EL



BRIDGE STREET

Guide Price £495,000



A charming, extended, stone fronted mid-terrace house set just off the picturesque Cathedral Green. This wonderful home is beautiful, both inside and out, and enjoys a prime location within easy walking distance to Llandaff's coffee shops, boutiques, pubs and restaurants. Cardiff Castle and the City Centre are only a 2.5 mile stroll or bike ride through footpaths and parkland past the architecturally striking Llandaff Cathedral. Pontcanna, which is a mile or so away also has a wide selection of restaurants and shops.

This pretty three bedroom period property briefly comprises: Entrance Hall, Lounge, Sitting Room, an extended Open Plan Kitchen/Diner, useful Utility Area and Shower Room to the ground floor. To the first floor are Three Good Size Bedrooms and a Shower Room. Further more, the attic has been converted to create extra space.

There is a sunny, elevated garden with fencing to the side and stone walling, which benefits from a beautiful climber flowering in the summer months as well as a summer house. Internal viewings are highly recommended for this wonderful home be fully appreciated.

Entrance

Entered via glazed wood front door, coved ceiling, tiled flooring, radiator, stairs to the first floor with understairs cupboard, stained glass window offering natural light to the dining room.

Lounge

14'6" max x 11'1" max
Double glazed wood sash windows to the front with plantation shutters, radiator, coved ceiling, ceiling rose, cast iron traditional fireplace, stripped wood flooring, double glazed French doors to the dining room.

Kitchen/Breakfast Room

13'3 max x 14'11
Kitchen fitted with a range of wall and base units with Quartz worktop over, a five ring gas hob with cooker hood above and double oven and grill, space for a

fridge/freezer, one and a half bowl sink and drainer with a mixer tap, integrated slimline dishwasher, corner carousel cupboard, underlighting, integrated microwave, two vertical radiators, tiled floor, double glazed skylight windows and double glazed window over looking the rear garden, square arch to the dining room and door to utility.

Dining Room

12'5 x 8'10
Glazed French doors leading to the lounge, radiator, wood flooring.

Utility

7'5 x 4'4 max
Double glazed window to the rear and side and double glazed door to the garden, space and plumbing for a washing machine and space for further appliance radiator, tiled floor, door to downstairs shower room.

Shower Room

7'2 x 5'1
Double glazed skylight window, double shower quadrant with plumbed shower and glass screen, wash hand basin and w.c, heated towel rail, part tiled walls, tiled floor.

First Floor

Stairs rise up from the hall, a split level landing, a fixed ladder style stairs to the loft room.

Bedroom One

13' x 11'3
Twin double glazed wood sash windows to the front, radiator, fitted wardrobes.

Bedroom Two

11'7 x 8'7
Double glazed window to the rear, radiator, built in wardrobe to alcove, a cast iron fireplace.

Bedroom Three

8'9 x 5'6
Double glazed window to the rear, radiator, access to the rear loft.

Shower Room

8'3 x 5'6
Double glazed window to the side, fitted with a double shower quadrant with plumbed shower and glass screen, w.c and vanity wash hand basin, shaver point, heated towel rail, vinyl floor.

Loft Room

14'11 x 11' Floor to ceiling height is 6'8.
A ladder staircase from the first floor landing, skylight window to the rear, eaves storage, part exposed chimney breast. Floor to ceiling height is 6'8.

Rear Garden

Enclosed rear garden, paved patio, steps lead up to a further patio area, outside light and power, storage shed, summer House (with power). shrubs and flower borders.

Front

A forecourt front with low rise wall, paving.

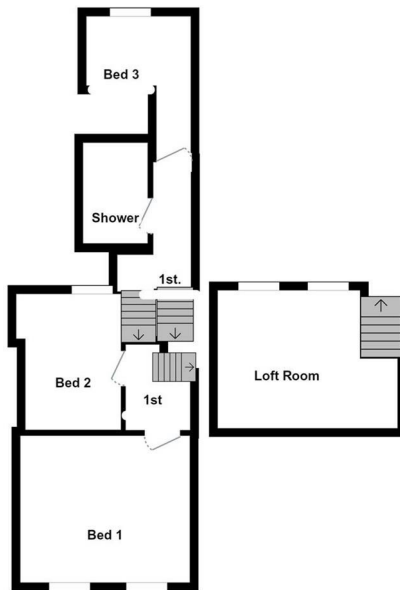
Tenure

We have been advised by the seller that the property is freehold.



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) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ
 Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

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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.