





Reynoldston House The Crescent, Llandaff Cardiff CF5 2DL

allen & harris

welcome to

Reynoldston House The Crescent, Llandaff Cardiff

A well-presented third-floor apartment featuring three bedrooms, a bright lounge-diner with a large open balcony, garage, allocated parking, and attractive communal gardens. Ideally located close to local amenities and transport links, with the option to extend the lease to 999 years.













Entrance Hall
A welcoming entrance hall with fitted carpet and a radiator, providing access to all principal rooms. Features include an intercom entry system, thermostat, multiple power points, and a useful storage cupboard.

Lounge
28' 1" Max x 18' 1" Max (8.56m Max x 5.51m Max)
A comfortable and well-proportioned lounge featuring fitted carpet and double glazed windows to the front and side, allowing for plenty of natural light throughout the day. Direct access to the balcony creates an ideal space to relax or enjoy the outdoor outlook. Multiple power points add everyday practicality.

Kitchen
10' 4" Max x 7' 3" Max (3.15m Max x 2.21m Max)
A well-appointed kitchen fitted with a range of wall and base units, complemented by laminate wood flooring and part tiled walls for a practical finish. The kitchen includes an integrated oven and hob with extractor hood, fridge freezer, and ample workspace for everyday cooking. A double glazed window to the rear provides natural light, while a radiator, multiple power points, and the wall-mounted boiler add to the room's functionality and convenience.

Study Room
9' 2" Max x 7' 10" Max (2.79m Max x 2.39m Max)
A versatile study featuring laminate wood flooring and a double glazed window to the front, providing a pleasant space for home working, reading, or use as a hobby room. The room also benefits from a radiator and power points, offering comfort and practicality for a range of uses.

Bedroom One
16' 11" Max x 13' 10" Max (5.16m Max x 4.22m Max)
A spacious principal bedroom featuring fitted carpet and direct access to both the en suite shower room and private balcony, creating a comfortable and practical retreat. The room benefits from a built-in storage cupboard, radiator, TV point, and multiple power points, providing convenient storage and everyday functionality.

En Suite
7' 8" Max x 6' Max (2.34m Max x 1.83m Max)
A well-presented en suite bathroom featuring tiled flooring and a bath with overhead shower. The suite comprises a WC, wash hand basin, useful storage, and a heated towel rail for added comfort. Part tiled walls provide a practical finish, while a double glazed privacy window to the front allows for natural light while maintaining privacy.

Bedroom Two
10' Max x 7' 9" Max (3.05m Max x 2.36m Max)
A well-proportioned second bedroom featuring fitted carpet and a double glazed window to the rear. The room also benefits from a radiator and multiple power points, offering practicality for everyday living.

Bathroom
7' 2" Max x 6' 7" Max (2.18m Max x 2.01m Max)
A well-maintained bathroom fitted with tiled flooring and part tiled walls for a practical and easy-to-maintain finish. The suite comprises a bath with overhead shower, WC, and wash hand basin, complemented by a heated towel rail, electric shaving point and extractor fan.

Garage
15' 3" Max x 13' 5" Max (4.65m Max x 4.09m Max)
A substantial double garage with power connected, providing excellent storage space and secure parking for multiple vehicles.

Agents Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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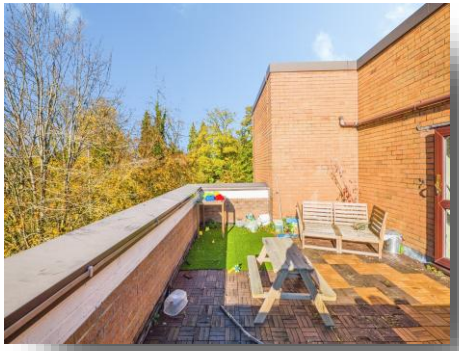
Reynoldston House The Crescent, Llandaff Cardiff

- Three Double Bedrooms
- Two Private Balconies, Including One Exceptional Large Terrace-Style Balcony
- Garage & Allocated Parking
- Beautifully Maintained Communal Gardens
- Sought-After Llandaff Location Close to Amenities & Transport Links

Tenure: Leasehold EPC Rating: C
Council Tax Band: F Service Charge: 3072.40
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.

£250,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108384

The Property Ombudsman

Property Ref:
CRP108384 - 0006

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