# Mitre Place

LLANDAFF, CARDIFF, CF5 2EQ

**GUIDE PRICE £595,000**

Hern & Crabtree



# Mitre Place

A traditional five-bedroom, double-storey extended semi-detached house, perfectly positioned on this quiet no-through road just a stone's throw from the sought-after Llandaff Village.

Spacious throughout, the property offers excellent potential for the next occupier to put their own stamp on it and would make an ideal family home.

The accommodation briefly comprises an entrance hall, an open-plan kitchen/diner with a seamless flow into the kitchen, and access to the ground-floor living accommodation.

To the first floor are four bedrooms, a family bathroom and a further shower room, with stairs leading to a fifth bedroom on the upper floor.

Externally, the rear garden features a raised decking area spanning the length of the property, with steps leading down to a lawned area. To the front is off-road parking, together with an integral garage.

Llandaff village offers an array of independent shops, eateries and amenities along with the impressive Llandaff Cathedral and green. The Taff Trail is easily accessed from Fairwater Road and there are excellent bus links to Cardiff city centre. Reputable schools are close by, please see hern-crabtree.co.uk for a full breakdown of local schools with Ofsted reports and distances.











## Approx 1699.00 sq ft

## Council Tax Band: F

**Entrance**
Entered via a wooden front door into the hallway.

**Hallway**
Stairs to the first floor with open understairs storage. Recess lights. Radiator. Wooden flooring.

**Living Room**
Double glazed square bay window to the front. Recess lights. Wooden flooring. Built in wooden shelving in to the alcoves. Radiator. Squared off archway to the dining room.

**Dining Room**
Double glazed sliding patio doors to the rear. Feature fireplace. Built in shelving into the alcove. Recess lights. Radiator.

**Kitchen**
Double glazed door and window to the front. The kitchen is fitted with wall and base units with laminate worksurfaces. Double ceramic sink and drainer. Five ring integrated gas hob, oven and rill. Space for a fridge. Space and plumbing for a washing machine and dishwasher. Recess lights. Wooden flooring.

**Cloakroom**
Obscure double glazed window to the side. W/c and wash hand basin. Heated towel rail. Wooden flooring. Recess lights.

**Internal Door Into the garage.**

**FIRST FLOOR**

**Landing**
Wooden banister. Recess lights. Stairs to the second floor.

**Bedroom One**
Double glazed window to the front. Recess lights. Radiator. Door to Wet room.

**Wet Room**
Double glazed window to the rear. Shower, w/c and wash hand basin. Heated towel rail. Part tiled walls. Recess lights.

**Bedroom Two**
Double glazed square bay window to the front. Recess lights. Radiator.

**Bedroom Three**
Double glazed window to the front. Radiator. Recess lights.

**Bedroom Four**
Double glazed window to the rear. Recess lights. Radiator. Storage cupboard.

**Bathroom**
Double glazed window to the rear. Bath with shower, w/c and double wash hand basin. Heated towel rail. Tiled floor. Part tiled walls. Recess lights.

**SECOND FLOOR**
Dog leg staircase to the second floor. Wooden banister.

**Bedroom Five**
Double glazed window to the rear and double glazed skylight window to the front. Radiator. Storage into the eaves. Recess lights.

**OUTSIDE**

**Front**
Low rise brick wall. Small paved driveway leading to the integrated garage. Flower beds.

**Garage**
Power and light with up and over door. Combi boiler.

**Rear**
Enclosed with timber fencing. Large decked area. Steps leading down to a lawn area and trees. Cold water tap.

**Tenure and additional Information**
We have been advised by the seller that the property is freehold. EPC=. Council tax band F.

**Disclaimer**
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

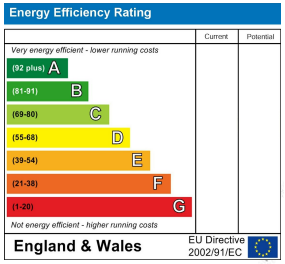




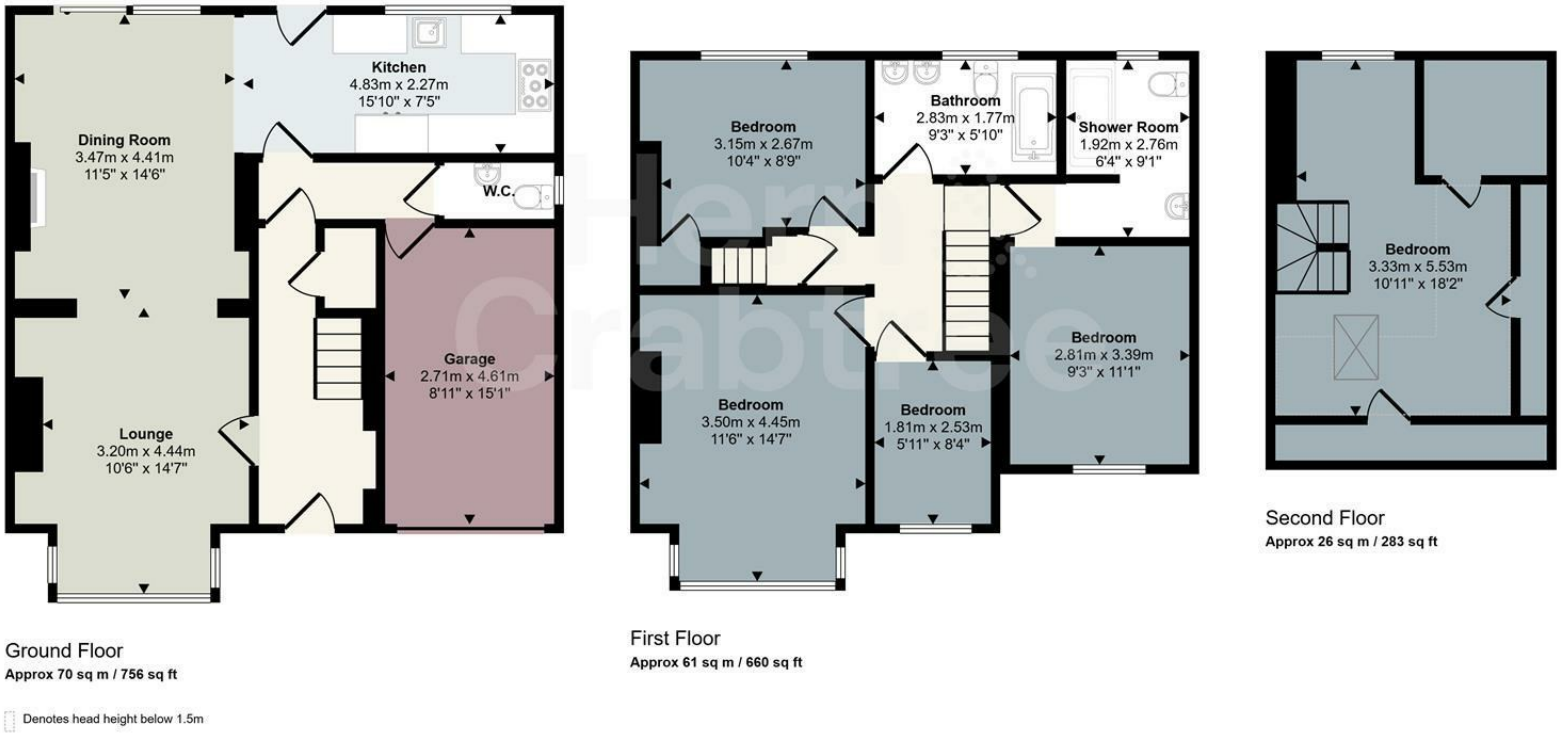









**Approx Gross Internal Area**
**158 sq m / 1699 sq ft**




Ground Floor
**Approx 70 sq m / 756 sq ft**

First Floor
**Approx 61 sq m / 660 sq ft**

Second Floor
**Approx 26 sq m / 283 sq ft**

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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









Hern & Crabtree

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

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.