

Bridge Street, Llandaff

Asking Price Of £750,000

RARELY AVAILABLE, FIVE DOUBLE BEDROOM, END-TERRACED HOUSE IN THE HEART OF LLANDAFF MGY are delighted to bring to market this incredible property offering five double bedrooms over four floors. The property briefly comprises large entrance hallway, two reception rooms, kitchen/breakfast room, downstairs WC to the ground floor. There are three double bedrooms and a family shower room to the first floor and a further two double bedrooms and shower room to the second floor. The property further benefits from having a large, private rear garden, a great sized basement and utility room with electrics and lighting, and off road parking.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

ENTRANCE HALL

26' 10" x 11' 1" (8.19m x 3.39m)

Entered via uPVC double glazed door leading from private front paved courtyard. Exceptional large entrance hallway with carpeted flooring. Double glazed uPVC window to front aspect. Picture rail. Pendant light fitting. Doors to all rooms. Stairs rising to first floor. Radiator.

LOUNGE

13' 1" x 13' 2" (4.06m x 4.01m)

Double glazed uPVC window to rear aspect. Carpeted flooring. Alcoves with fitted gas fire, slate base and wooden mantle surround. Covings and picture rail. Pendant light fitting. Radiator.

DINING ROOM

13' 5" x 9' 9" (4.09m x 2.96m)

Double glazed uPVC window to front aspect. Carpeted flooring. Pendant light fitting. Alcoves. Covings and picture rail. Radiator.

KITCHEN/BREAKFAST ROOM

23' 5" x 8' 7" (7.13m x 2.62m)

Fully fitted kitchen/breakfast room with a range of wall, base and drawer units and complimentary worktops over, with Belfast sink and mixer tap over. Space for Rangemaster cooker and induction hob with extractor hood over. Space for fridge freezer and dishwasher. Spotlights. Double glazed uPVC windows to rear and side plus additional uPVC double doors leading to private rear garden.

WC

5' 1" x 3' 3" (1.56m x 0.99m)

WC. Pedestal wash hand basin with mixer tap over and tiled splashback. Vinyl flooring. Heated towel rail. Extractor. Spotlights.

BASEMENT

20' 10" x 12' 11" (6.35m x 3.94m)

Excellent sized converted basement. Vinyl flooring. uPVC door leading to garden. Exposed brick open fireplace, across one wall. Pendant light fittings. Opening to storage area housing water pressure booster pump and utility room.

BASEMENT - UTILITY ROOM

9' 11" x 8' 5" (3.01m x 2.57m)

Counters and base units across two walls with inset sink and drainer with mixer tap over. Space and plumbing for washing machine and dryer. uPVC double glazed window to side aspect.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed uPVC stained glass window to rear aspect. Doors to three bedrooms and shower room. Carpeted split level landing. Stairs rising to second floor. Pendant light fitting. Radiator.

BEDROOM

13' 2" x 11' 1" (4.01m x 3.39m)

Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. Covings. Fitted cupboards with vanity desk, across one wall. Pendant light fitting. Radiator.

BEDROOM

13' 9" x 11' 1" (4.20m x 3.39m)

Double glazed uPVC window to front aspect. Double bedroom. Carpeted flooring. Covings. Fitted shelving and desk across one wall. Pendant light fitting. Radiator.

BEDROOM

13' 9" x 9' 8" (4.20m x 2.95m)

Double glazed uPVC window to front aspect. Double bedroom. Carpeted flooring. Pendant light fitting. Radiator.

SHOWER ROOM

11' 3" x 6' 4" (3.43m x 1.93m)

Modern family shower room with obscure double glazed windows to rear and side aspects. White suite comprising shower with rainfall shower over and separate showerhead fixture, wash hand basin set in vanity unit with mixer tap and WC. Wall mounted vanity mirror. Partly tiled walls. Tiled flooring. Cupboard housing boiler. Heated towel rail. Spotlights.

SECOND FLOOR

BEDROOM

18' 1" x 12' 7" (5.52m x 3.83m)

Double glazed uPVC window to rear aspect. Double bedroom. Laminate wood effect flooring. Under eave storage and an additional storage cupboard. Spotlights. Radiator.

BEDROOM

18' 1" x 10' 4" (5.52m x 3.15m)

Double glazed uPVC window to front aspect. Double bedroom. Carpeted flooring. Spotlights. Eaves storage. Radiator.

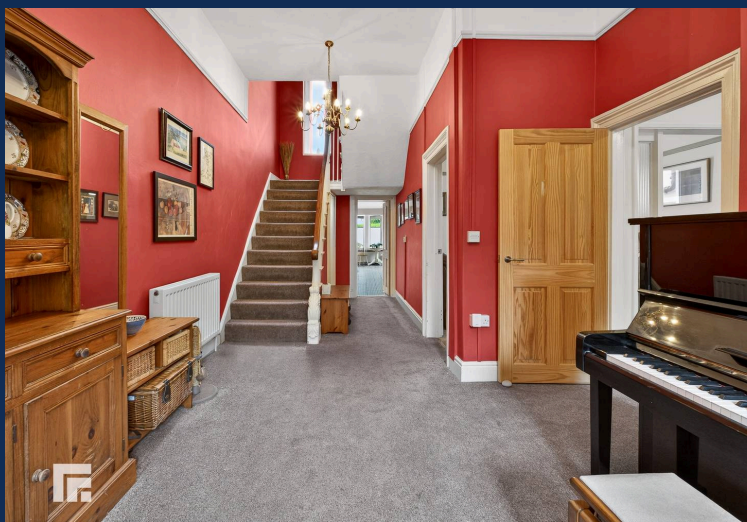
SHOWER ROOM

Walk in shower cubicle with electric powered shower over. Pedestal wash hand basin with hot and cold taps over. WC. Partly tiled walls. Vinyl flooring. Extractor. Heated towel rail. Spotlights.

TENURE

MGY are advised that the property is FREEHOLD.







GARDEN

Large forecourt to the front of the property. To the rear of the property is a stylish, landscaped partly paved garden and lawn area with an array of flower beds. Summer house with power and lighting. Rear access to lane with off road parking plus additional side access. Stone wall borders. Outside tap and PowerPoints.

OFF STREET

1 Parking Space

Dedicated off road parking at the rear of the property.



PONTCANNA 02920 397152

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