



Petherton Mews, Llantrisant Road, Llandaff Cardiff CF5 2SJ

welcome to

Petherton Mews, Llantrisant Road, Llandaff Cardiff

A well-presented two-bedroom home in the sought-after Petherton Mews development. Features include a bright reception room with balcony, a kitchen/dining area, a bathroom and en-suite, two bedrooms with storage, plus a useful double garage.



Entrance Hall

A practical entrance hall providing access to all rooms, featuring fitted carpet and a radiator.

Reception Room

20' 6" Max x 18' 3" Max (6.25m Max x 5.56m Max)

A bright reception room with fitted carpet, double doors leading to the balcony, a double-glazed window and radiators.

Kitchen / Dining Room

12' 8" Max x 8' 8" Max (3.86m Max x 2.64m Max)

A well-equipped kitchen and dining space featuring an integrated microwave, dishwasher, washing machine, fridge, and freezer.

Bedroom One

13' 7" Max x 10' 6" Max (4.14m Max x 3.20m Max)

A comfortable double bedroom with fitted carpet, built-in wardrobes, a fitted sound system, double-glazed windows, and a radiator.

En Suite

En Suite with shower, tiled walls, fitted carpet, and frosted windows for privacy.

Bedroom Two

13' 1" Max x 11' 9" Max (3.99m Max x 3.58m Max)

A carpeted double bedroom featuring a fitted wardrobe for convenient storage.

Bathroom

Featuring a shower over the bath, a hand wash basin, tiled walls, a carpeted floor, and a double-glazed frosted window for added privacy.

Garage

32' 3" Max x 13' 4" Max (9.83m Max x 4.06m Max)

A spacious double garage featuring built-in shelving, electric sockets, lighting, a window, and internal access to the garden room.

Garden Room

11' 6" Max x 8' 8" Max (3.51m Max x 2.64m Max)

A useful garden room with access from the garage and a double-glazed window bringing in natural light.

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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welcome to

Petherton Mews, Llantrisant Road, Llandaff Cardiff

- Bright reception room with balcony
- Two bedrooms with storage
- Bathroom plus en-suite
- Spacious double garage
- Garden room

Tenure: Leasehold EPC Rating: B

Council Tax Band: G Service Charge: 2800.00

Ground Rent: 140.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£395,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRP108099 - 0013

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