



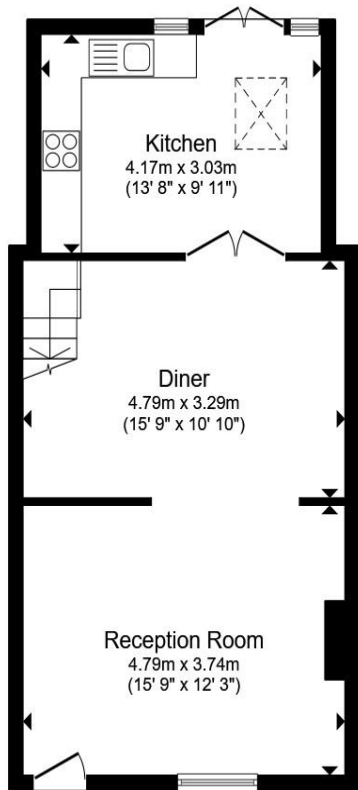
**Spencers Row, Cardiff CF5 2EP**

**welcome to**

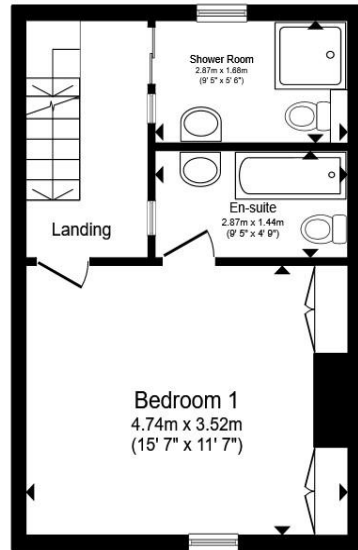
**Spencers Row, Cardiff**

A charming two-bedroom character cottage set on the iconic cobbled Spencers Row in the heart of Llandaff, within the Conservation Area and moments from the Cathedral, offering private gardens, driveway parking, a rare garage and excellent access to local amenities.

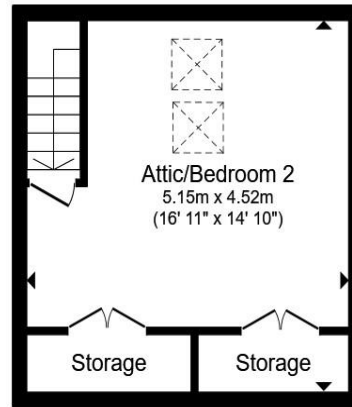




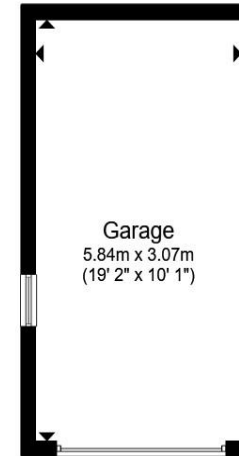
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

**Reception Room**

15' 9" Max x 12' 3" Max ( 4.80m Max x 3.73m Max )

**Dining Room**

15' 9" Max x 10' 10" Max ( 4.80m Max x 3.30m Max )

**Kitchen**

13' 8" Max x 9' 11" Max ( 4.17m Max x 3.02m Max )

**Bedroom One**

15' 7" Max x 11' 7" Max ( 4.75m Max x 3.53m Max )

**En Suite**

9' 5" Max x 4' 9" Max ( 2.87m Max x 1.45m Max )

**Shower Room**

9' 5" Max x 5' 6" Max ( 2.87m Max x 1.68m Max )

**Bedroom Two**

16' 11" Max x 14' 10" Max ( 5.16m Max x 4.52m Max )

**Rear Garden**

**Driveway/ Front Garden**

Total floor area 124.0 m<sup>2</sup> (1,334 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Spencers Row, Cardiff

- Charming two-bedroom character cottage on the iconic Spencers Row
- Sought-after Llandaff Conservation Area, moments from Llandaff Cathedral
- Exceptionally rare driveway parking and garage
- Private front and rear gardens offering excellent outdoor space
- Versatile loft-converted bedroom, ideal for guests or home working

Tenure: Freehold EPC Rating: C

Council Tax Band: F

# £450,000



Please note the marker reflects the postcode not the actual property

check out more properties at [allenandharris.co.uk](http://allenandharris.co.uk)



Property Ref:  
CRP108119 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



029 2022 5700



[Pontcanna@allenandharris.co.uk](mailto:Pontcanna@allenandharris.co.uk)



209 Cathedral Road, Pontcanna, CARDIFF,  
South Glamorgan, CF11 9PN



[allenandharris.co.uk](http://allenandharris.co.uk)