



CARDIFF ROAD
LLANDAFF
CARDIFF CF5 2AB

OFFERS IN EXCESS OF
£600,000



GROUND FLOOR APARTMENT



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EXCEPTIONAL LUXURY GROUND FLOOR APARTMENT IN LLANDAFF MGY are proud to present this stunning, larger-than-average three-bedroom ground floor apartment, finished to an exceptional standard and positioned on the highly desirable Cardiff Road in Llandaff. This elegant home offers generous and thoughtfully designed living space, comprising a welcoming entrance hallway, lounge, and an impressive open-plan living/kitchen and dining area ideal for modern living and entertaining. Further accommodation includes a utility room, three well-proportioned bedrooms, a Jack-and-Jill en-suite, and a contemporary shower room. Offered chain-free, the property also benefits from having a cellar, off-road parking and a beautifully sized private rear garden, providing a rare combination of luxury, space and convenience in this sought-after location. Early viewing is strongly recommended to appreciate the quality, finish and lifestyle on offer.

ENTRANCE HALL

Entered via front door leading from driveway. Wood flooring. Spotlights. Radiator. Storage cupboards. Doors to lounge, shower room and master bedroom. Opening into living/kitchen/dining space.

LOUNGE

19' 1" x 18' 0" (5.83m x 5.50m)
Continuation of wood flooring. Double glazed uPVC windows to front aspect with fitted shutter blinds. Spotlights. TV and telephone point. Fireplace. Radiator. Power points.

LIVING/KITCHEN/DINING

38' 11" x 30' 10" (11.87m x 9.42m)
Spectacular open plan space. Wood flooring. Spotlights and pendant lighting. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating black 1.5 sink and drainer with mixer tap over and five ring gas hob. Integrated dishwasher, oven and grill. Space for American fridge/freezer. Two double glazed uPVC windows to rear aspect and additional Velux window. Double glazed uPVC bi-folding doors leading to rear garden. Fitted storage. Doors to utility room and pantry. Radiators. Cellar hatch providing access to cellar.

UTILITY ROOM

11' 5" x 4' 11" (3.49m x 1.51m)
Continuation of wood flooring. Wall and base units with worktops over. Space and plumbing for washing machine and tumble dryer. Spotlights. Double glazed uPVC window to rear aspect. Power points. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 2,239 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

MASTER BEDROOM

17' 8" x 14' 2" (5.39m x 4.33m)
Carpet to floor. Double glazed uPVC bay window to front aspect with fitted shutter blinds. Spotlights. Power points. Radiator. Fitted wardrobe with sliding mirror doors. Door to :-

ENSUITE

Tiled flooring and walls. Spotlights. Oval free standing bath with mixer tap over. Walk in shower cubicle with mains powered drench shower over. WC. Vanity 'his and hers' sinks with mixer taps over and storage beneath. Shaver point. Extractor. Two chrome heated towel rails. Velux window.

BEDROOM TWO

Carpet to floor. Spotlights. Fitted wardrobes with sliding mirrored doors. Radiator. Power points. Wooden shutter bi-folding doors leading into kitchen/living space.

BEDROOM THREE

Carpet to floor. Velux window. Power points. Radiator. Spotlights.

SHOWER ROOM

Tiled flooring and walls. Vanity wash hand basin with mixer tap over and storage beneath. WC. Walk in shower cubicle with mains powered shower over. Spotlights. Extractor. Chrome heated towel rail.



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OUTSIDE

Front - Driveway with space for multiple vehicles. French doors opening into storage shed allocated to this apartment.

Rear - Laid to patio. Lawn area. Fence border. Gate leading to rear lane. Outside tap. Mature flower bed borders. Mature trees. Decked area to far end.

CELLAR

18' 4" x 6' 10" (5.59m x 2.10m)

Accessed via cellar hatch through living/kitchen/dining room. Electric. Shelving. Tanked.

TENURE

MGY have been advised that the property is LEASEHOLD.



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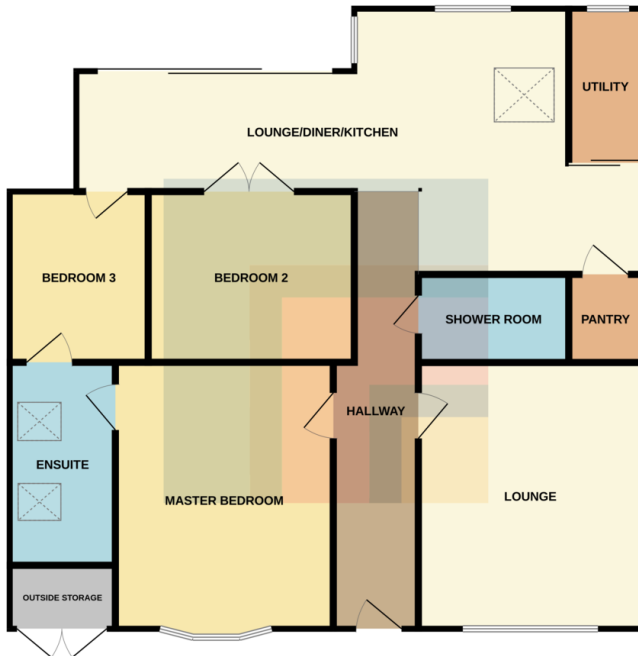


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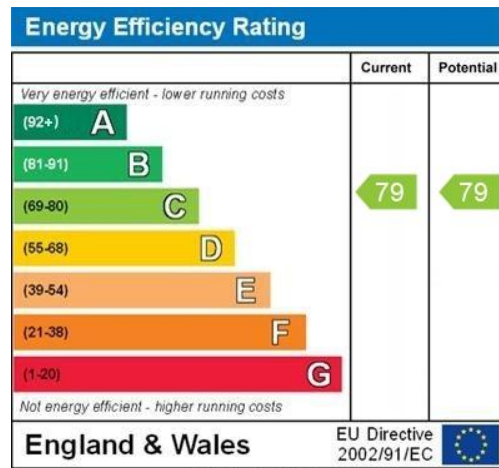


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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