2 Mitre Place

Llandaff, Cardiff CF5 2EQ

Asking Price £485,000

HARRIS & BIRT

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An immaculate three bedroom mid-terraced property in Llandaff, Cardiff. The property briefly comprises; entrance hall, wc, kitchen, living/dining room to the ground floor and two bedrooms and a family bathroom to the first floor and a third bedroom to the third floor. To the rear of the property there is a courtyard which is perfect for al fresco dining and allows access to a private gated and illuminated parking area. The property benefits from two off street private allocated car parking spaces.

Llandaff is a highly desirable area within the North of Cardiff. The property is a short walk from Llandaff High Street which has a range of amenities both local and national. There is also a health centre within walking distance and a range of public houses. Llandaff has a range of primary and secondary schools within the catchment area including Ysgol Gyfun Glantaf and Bishop of Llandaff School. Danescourt train station is a 10 minute walk away with both Fairwater and Llandaff train stations just slightly further which provide regular links to the city centre. Cardiff City Centre has an abundance of amenities and local facilities including; shops both national and local, recreational facilities, cinemas, Cardiff International Arena and other theatres/entertainment venues. Cardiff's City Centre train station also provide links to other major cities including; Swansea, Newport, Bristol etc.

Accomodation

Ground Floor

Entrance Hall 4'4" x 4'10" (1.32m x 1.47m)
Entered via wooden front door into open entrance hall. Laminate effect flooring. Skimmed walls and ceilings. Pendant ceiling light. Doorways through to all ground floor rooms.

Downstairs WC 3'3" x 7'6" (0.99m x 2.29m)
Laminate effect flooring. Half tiled walls with skimmed walls and ceiling above. Window to front elevation. Towel radiator. Wash hand basin with cupboard space below. Electric box. Alarm.

Kitchen 7'11" x 9'5" (2.41m x 2.87m)
Tiled flooring. Upvc double glazed window to front elevation. Half tiled walls. Range of base and wall cupboards above and below marble effect worktop. Half skimmed walls and ceiling. Electrolux oven. Integrated fridge with small freezer compartment. Space for slimline dishwasher. Space for washer/condenser dryer. Stainless steel one and a half sink.

Living/Dining Room 28'10" x 16'4" (8.79m x 4.98m)
A beautiful semi open plan space with plenty of natural light via single glazed window and single glazed wooden doors opening out onto rear courtyard. Skimmed walls and ceilings. Radiator. There is currently an electric fire in place, but there is a chimney flu and a gas pipe which is currently capped off leading to the chimney breast. Carpeted flooring. Pendant ceiling light.

First Floor

Master Bedroom 9'10" x 16'5" (3.00m x 5.00m)
A large master bedroom with carpeted flooring. Space for large wardrobes. Skimmed walls and ceiling. Single glazed window and L shape double sided window to rear elevation. Radiator. Pendant ceiling light.

Bedroom Two 9'4" x 14'3" (2.84m x 4.34m)
A second double bedroom with carpeted flooring. Space for large wardrobes. Skimmed walls and ceiling. Two single glazed windows to front elevation. Radiator. Pendant ceiling light.

Bathroom 7'9" x 5'10" (2.36m x 1.78m)
A good sized family bathroom. Tiled flooring. Fully tiled walls and skimmed ceiling with spotlights. Bath with mixer tap and electric Mira shower above. Wall hung basin with glass shelf below. Towel Radiator. Electric shaving point.

Second Floor

Stairway to Bedroom Three. Glass balustrades. Storage cupboard housing water tank. Carpeted flooring. Skimmed walls and ceiling.

Bedroom Three 15'7" x 15'8" (4.75m x 4.78m)
Carpeted flooring. Skimmed walls and ceilings with spotlights. Two large velux windows. Electric heater. Tv Aerial point. Ample electric sockets. Two storage cupboards into the eaves.

Outside

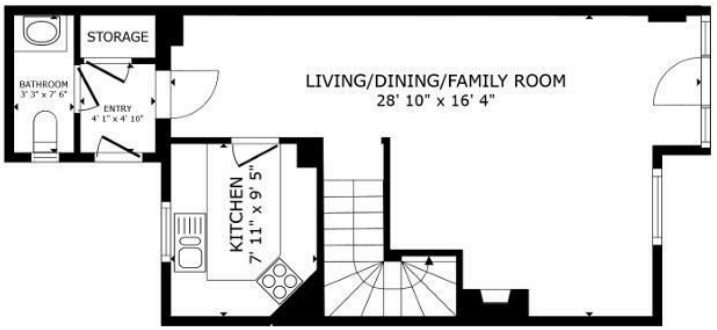
Gated front entrance with courtyard to front door. To the rear of the property there is a courtyard which is perfect for al fresco dining and allows access to a private gated and illuminated parking area. The property benefits from two off street private allocated car parking spaces.

Services

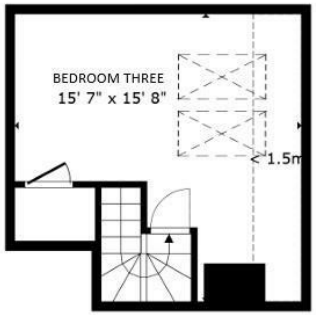
Mains gas, electricity, water and drainage. The boiler is an Ideal 24e and is 5 years old.

Directions

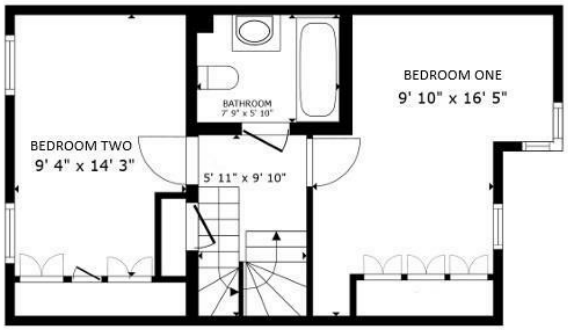
From our offices at 359 Caerphilly Road, Cardiff, continue on Caerphilly Road for half a mile then turn right onto Birchgrove Road. Continue on this road until it becomes the Philog, continue onto Merthyr Road. Turn right onto College Road. At the roundabout take the third exit onto Gabalfa Avenue, then take the third exit onto the next roundabout onto Gabalfa Road. At the roundabout take the first exit onto Bridge Road and then at the next roundabout take the first exit again onto Bridge Road turn left onto Bridge Street and the property is on your left hand side.



FLOOR 1



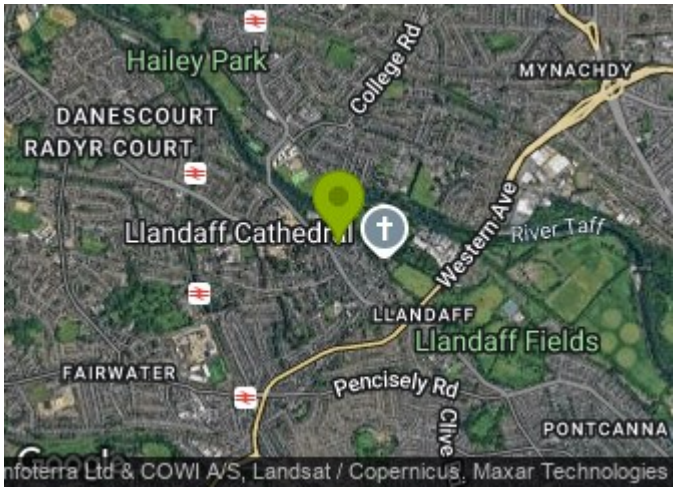
FLOOR 3

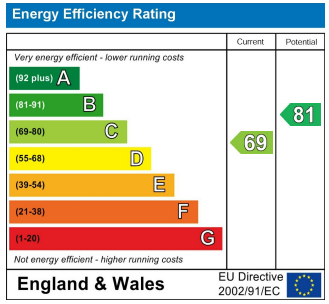


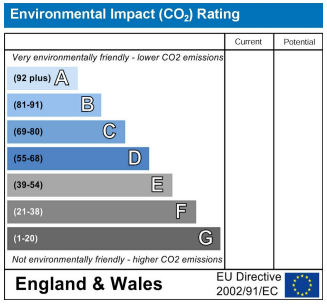
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 511 sq.ft. FLOOR 2 449 sq.ft. FLOOR 3 187 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 41 sq.ft.
TOTAL : 1,146 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport







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