





Petherton Mews, Llantrisant Road, Llandaff Cardiff CF5 2SJ

allen & harris

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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- 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

view this property online allenandharris.co.uk/Property/CRP108099

The Property Ombudsman

Property Ref:
CRP108099 - 0016

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.

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