



Edwards & Co
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Bridge Street
Llandaff
Cardiff
CF5

Guide Price £550,000



- Spacious 5 bedroom mid terrace house
- Providing for 4 double bedrooms + Flexible single bedroom
- Large living area/dining area
- Bathroom and separate shower room
- Downstairs WC
- Enclosed paved patio area + Side Access
- Conveniently located to Cathedral Green
- Heart of Llandaff City + Close to all amenities
- Great family sized home
- MUST BE VIEWED



Ref: PRA53809

Viewing Instructions: Strictly By Appointment Only

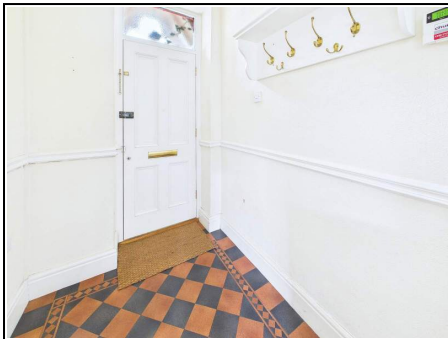
General Description

A delightful 5 bedroom 3 storey mid terrace family house in the heart of Llandaff City Edwards & Co are delighted to offer for sale this spacious well presented property a short distance from the Cathedral green and nearby trails and parkland. Bridge street is conveniently located within a short distance from the city centre and within walking distance to Llandaff high street which provides for all local amenities. The property provides for spacious accommodation with 4 double bedrooms and a single bedroom which can be utilised as an office or bedroom. There is a further rear enclosed patio area with side access. EARLY VIEWINGS ARE ADVISED!



Entrance to property

The entrance to the property is approached through a paved area adorned with various shrubbery ensuring privacy while allowing natural light to enter the property.



Entrance Hall

A spacious entrance hall featuring a beautiful tiled floor. Useful for storage on entry to the property, the layout offers easy access to the rest of the property.



Principal Reception Room & Dining Room

A large living/dining area with a spacious open-plan feel. The room is characterised by large windows to the front and rear aspect that allow for ample natural light. There is a feature fireplace with a wooden mantle. The layout provides flexibility for various arrangements and activities, ideal for both relaxation and entertaining. From the living/dining area is a door to the breakfast room and stairs to the first floor accommodation.



Living Area

As described.



Dining Area

As described.



Living Area Second Angle

As described.



Breakfast Room

The breakfast room features a spacious layout with abundant natural light provided by large windows and storage options along the side. The room is entered from the principal reception room and dining area. The room access the kitchen area, downstairs WC and a door to the rear enclosed patio area.



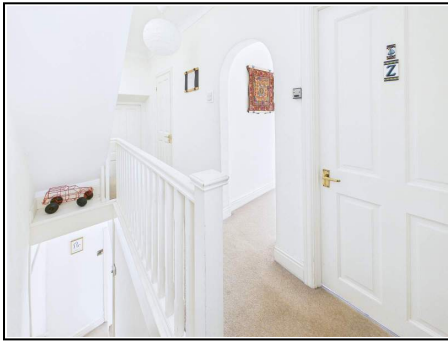
Kitchen

This kitchen features a modern design with light wood cabinetry providing ample storage options. The walls are adorned with tiled backsplash, providing both style and functionality. There is a useful area for a washing machine to the rear with a worktop and storage cupboard opposite the WC. The room benefits from ample natural light, thanks to the windows to the rear aspect and door to the rear patio area.



WC

WC with wash hand basin and window to rear aspect.



First Floor Landing

Landing with doors leading to accommodation, bathroom, shower room and second floor loft room.



Hallway

Hallway from the first floor landing leading to bathroom and bedroom 2



Bedroom 2

This well-proportioned double bedroom features a large window that allows for ample natural light, creating a bright and airy atmosphere. Along one wall is a fitted wardrobe which provides for a useful storage option.



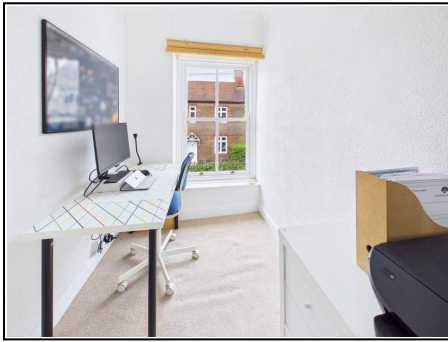
Bedroom 3

Bedroom 3 provides for another spacious double bedroom. There is a large window to the front aspect allowing for natural light into the space. The flooring consists of wooden panels, contributing to a warm and inviting atmosphere.



Bedroom 4

Another spacious double bedroom with window to side aspect.



Bedroom 5

Bedroom 5 is a good sized single bed that can also be used as a office or further options.



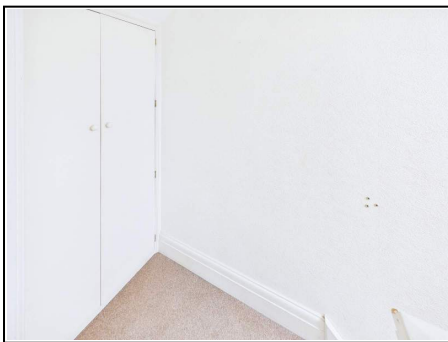
Bathroom

The spacious bathroom comprises of a wash hand basin set in a vanity unit, WC and a bath with a shower head. There is a window to the rear aspect providing for natural light and ventilation. There is also a very useful airing cupboard to the side.



Shower Room

Shower Room with wash hand basin and WC.



Second Floor Landing

Second floor landing with storage cupboard and door leading to bedroom 1.



Bedroom 1

Bedroom 1 provides for a spacious double bedroom with a sloped ceiling and exposed beams. Natural light fills the space through a Velux window, enhancing the open and airy atmosphere. To both sides are useful storage cupboards.



Paved Patio Area

Patio area providing a durable and low-maintenance surface with a door to the kitchen. There is a pathway leading to the side of the property, there is also useful side access.



Additional Picture

As described.

Agents Opinion

This really is a very well presented 5 bedroom property in Llandaff offering very spacious 3 storey accommodation. The property is located brilliantly for Llandaff's local amenities and is very close the Cathedral and Llandaff meadows. This is a great opportunity for a family home in a beautiful area. Must be viewed internally to be fully appreciated.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:57

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



Approximate total area⁽¹⁾
584 ft²
54.2 m²

Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 1.5 m

Calculations reference the BCS PMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFTE 360

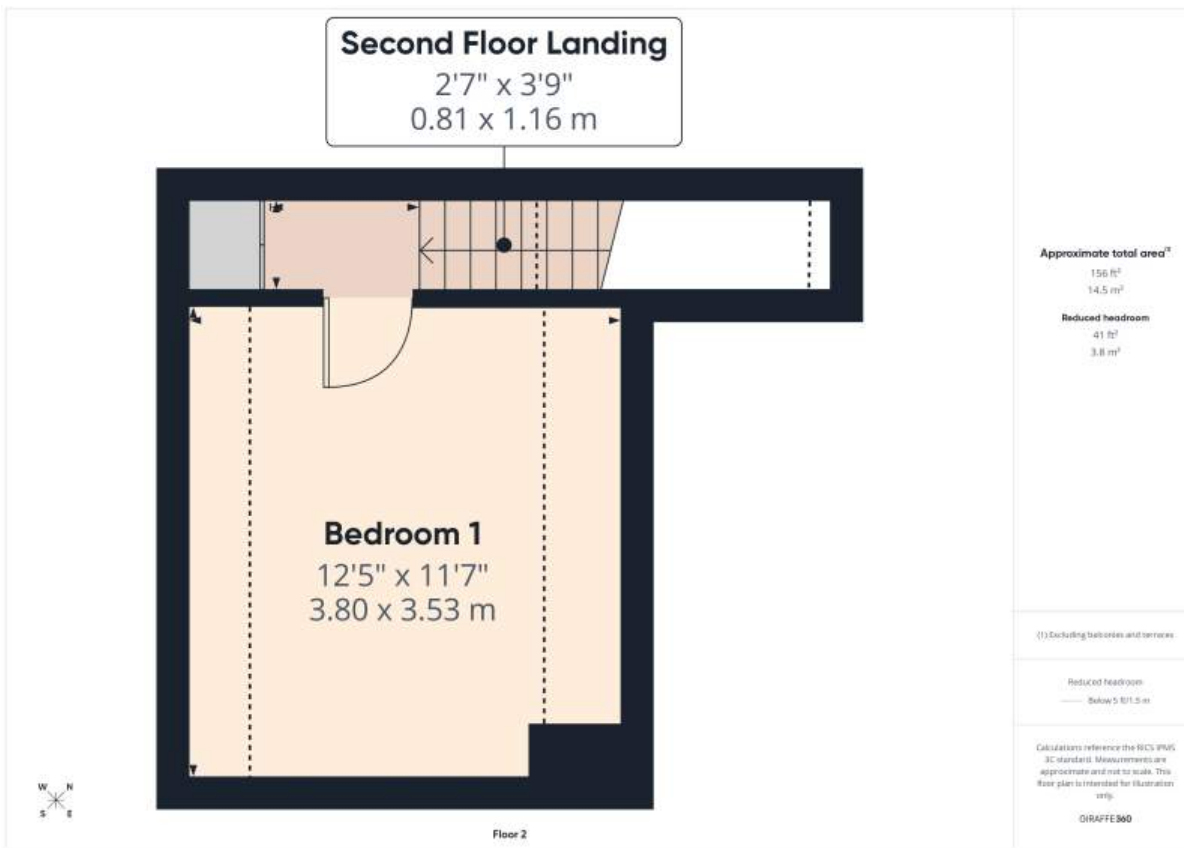


Approximate total area⁽¹⁾
545 ft²
50.6 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFTE 360



Approximate total area⁽¹⁾
156 ft²
14.5 m²

Reduced headroom
41 ft²
3.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the BCS/PM5
3C standard. Measurements are
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GRAFTE360



Approximate total area⁽¹⁾
1285 ft²
119.3 m²

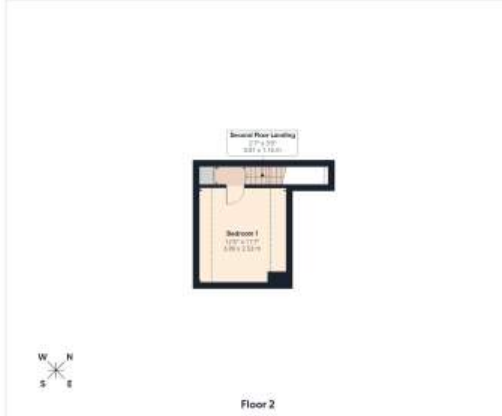
Reduced headroom
51 ft²
4.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m


Calculations reference the BCS/PM5
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GRAFTE360



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.