



Cwrt Y Llan Cardiff Road, Llandaff Cardiff CF5 2FF

welcome to

Cwrt Y Llan Cardiff Road, Llandaff Cardiff

Spectacular ground-floor apartment in the heart of Llandaff, featuring two spacious double bedrooms, a luxury fitted kitchen, stylish bathroom, and LVT wood-effect flooring throughout. Ideally located within walking distance of Cardiff City Centre and Llandaff High Street.



Entrance Porch

Accessed via a communal intercom system, the inner hallway leads to a meter cupboard and the private entrances of three individual apartments.

Entrance Hall

Electric radiator and door leading to a utility cupboard.

Open Plan Lounge/ Kitchen

16' 5" Max x 16' 2" Max (5.00m Max x 4.93m Max)

Double glazed window to the front, electric radiator, and a well-appointed kitchen featuring an electric hob with hood, integrated wine cooler, fridge and freezer, dishwasher, oven, 1½ bowl sink, and quartz worktops.

Bedroom One

18' Max x 7' 5" Max (5.49m Max x 2.26m Max)

Double glazed window to the side, electric radiator, and door leading to the en suite bathroom.

En Suite

The en suite features a wash hand basin, WC, double shower, electric extractor fan, tiled flooring, and fully tiled walls for a sleek, modern finish.

Bedroom Two

13' 1" Max x 8' 6" Max (3.99m Max x 2.59m Max)

Double glazed windows to both the front and side elevations, complemented by an electric radiator.



view this property online allenandharris.co.uk/Property/CRP107891



welcome to

Cwrt Y Llan Cardiff Road, Llandaff Cardiff

- Impressive two-bedroom ground floor apartment
- Stunning luxury kitchen with integrated appliances
- Beautifully designed bathrooms
- Brilliant location in Llandaff
- No Chain!

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1768.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 997 years from 10 Jun 2023.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£280,000



view this property online allenandharris.co.uk/Property/CRP107891



Property Ref:
CRP107891 - 0018

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



029 2022 5700



Pontcanna@allenandharris.co.uk



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



allenandharris.co.uk