

# The Cathedral Green

LLANDAFF, CARDIFF, CF5 2EB

GUIDE PRICE £550,000

Hern &  
Crabtree





# The Cathedral Green

Located in one of Cardiff's most iconic and historic settings, this charming two-bedroom ground floor garden apartment with no onward chain sits within The Old House on The Cathedral Green in the very heart of Llandaff Village. Overlooking the impressive Llandaff Cathedral and Green, the property enjoys a prestigious position surrounded by period architecture, independent shops, cafes, and riverside walks.

This spacious and well-proportioned apartment has been newly redecorated and laid with fresh carpets, offering a move-in ready opportunity for buyers seeking a unique home with character and convenience. The accommodation includes two double bedrooms (principal with en-suite), a spacious living room with French doors to the rear, and a fitted kitchen with integrated appliances. Both the main bathroom and en-suite are tiled, and the property also benefits from gas central heating via a combi boiler.

Externally, the property enjoys a front garden, rear patio area and has access to off-street parking and a garage at the rear.

Llandaff is a highly desirable village location just a couple of miles from Cardiff city centre, yet feels like a world of its own. With its cobbled streets, historic landmarks, and community atmosphere, residents enjoy a wonderful mix of heritage and local amenity. Transport links include regular bus services, nearby rail stations, and excellent road access to the A48 and M4 corridor.



# 1061.00 sq ft

## Entrance

Storm porch. Entered via a wooden door with glazed windows over into the entrance hall.

## Entrance Hall

Built in storage cupboard. Radiator. Doors to:

## Living Room

Box bay to the front with wooden glazed sash windows. French glazed wooden doors leading out to the rear. Fireplace with surround. Two radiators. Feature built in glassware cupboard into the alcove.

## Kitchen

Glazed window to the side. The kitchen is fitted with a selection of wall and base units with worktops. Four ring gas hob and integrated oven with stainless steel splash back and cooker hood over. Tiled splashbacks. Integrated base fridge and separate freezer. Stainless steel sink and drainer with mixer tap. Radiator. Breakfast bar. Wood laminate flooring. Concealed gas combi boiler.

## Bedroom One

Glazed sash window to the side. Fitted wardrobes. Radiator. Door to en-suite.

## En-Suite

W/c and wash hand basin. Corner shower. Tiled walls and floor. Extractor fan.

## Bedroom Two

Bay sash window to the front and sash window to the side. Radiator.

## Bathroom

Bath with shower mixer, w/c and wash hand basin. Tiled walls and floor. Extractor fan. Heated towel rail. Vinyl flooring.

## OUTSIDE

### Front

Garden with views towards Llandaff Cathedral.

### Rear Garden

Off street parking. Garage.

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

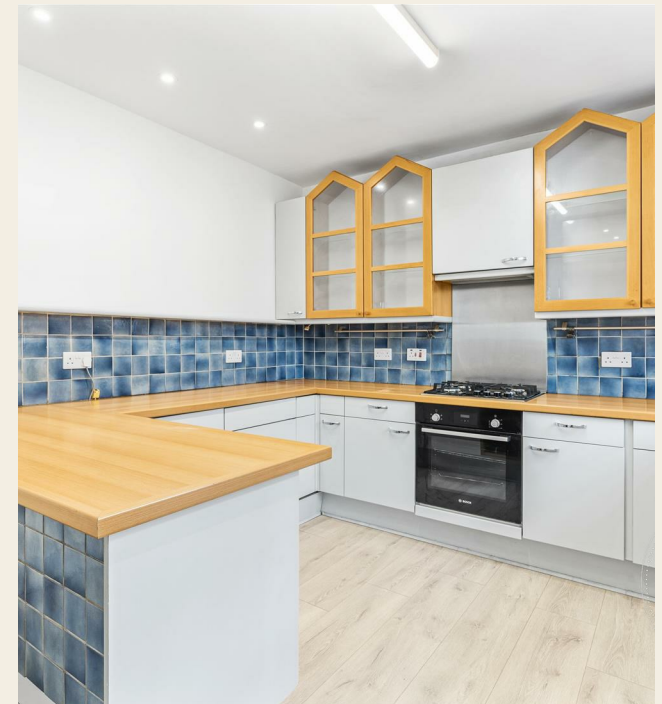
## Tenure and additional information

We have been advised by the vendor that the property is leasehold with having a share of the freehold. The lease commenced on the 1st August 1984 for a period of 99years

Each owner pays £75.00 monthly service charge in the management fund which covers the building insurance, gardening and general maintenance of the freehold property, garages and grounds.

Epc -

Council Tax - F







Approx Gross Internal Area  
99 sq m / 1061 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Good old-fashioned service with a modern way of thinking.



