

40 Bridge Street

Llandaff | Cardiff | CF5 2EL

Victorian Terraced House | Asking Price Of £550,000



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PROPERTY DESCRIPTION

A well-proportioned and beautifully presented, extended and much improved five bedroom Victorian terraced family home, located in a desirable location being a short walk to Llandaff village, attractive village green and historic Cathedral, being a short distance from The Cathedral School, Howells, Bishop of Llandaff and Ysgol Gyfun Gymraeg Glantaf (Welsh secondary school). Entrance Hall, large bay fronted lounge and dining room, breakfast room, modern fitted kitchen, cloakroom. To the first floor there are four bedrooms, a quality family bathroom and separate shower room. To the second floor there is a further spacious double bedroom. Gas central heating. Original features maintained and upgraded throughout including sash cord windows. Attractive, enclosed paved courtyard rear garden. No Chain. EPC Rating: E

- **Tenure** Freehold
- **Council Tax Band** G
- **Floor Area (approx.)** 1345 sq ft
- **Viewing Arrangements** Strictly by Appointment

LOCATION Llandaff is a popular and sought after residential suburb conveniently located for schools | Llandaff Cathedral School and Howells School lie either side of the property which are two of the best schools in Wales | The high street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station in Danescourt and a frequent bus service to and from the City Centre | Excellent surgery, pharmacy and dental practices are close by, as is the University of Wales (Heath Hospital) | The Taff Trail offers parkland walks all the way to Cardiff City Centre.

ENTRANCE HALL Approached via a wood panelled front door leading to the entrance porchway, Quarry tiled floor. Door to lounge.

LOUNGE AND DINING ROOM 22' 11" x 16' 3" (7.01m x 4.97m) A spacious principal reception room, bay fronted window to front with sash cord windows, additional window to rear, Feature fireplace with gas living flame fire, stone hearth and back. Door leading to...

BREAKFAST ROOM 11' 10" x 7' 10" (3.62m x 2.39m) With two windows to side, Amtico tiled floor. Dresser and cupboards fitted the length of one wall, floor to ceiling. Spot lighting. Opening to the kitchen.

KITCHEN 9' 2" x 8' 6" (2.80m x 2.60m) Well appointed along three sides in woodgrain finish fronts beneath round nosed worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, inset 4 ring 'Bosch' gas hob with concealed cooker hood above, eye level double 'Bosch' oven, matching range of eye level wall cupboards, plumbing for dish washer, wall tiling to splash back areas, velux window to side pitch with additional windows two windows, upvc double glazed door leading to the delightful rear garden, radiator, opening to the utility space with plumbing for washing machine, Amtico tiled flooring and door to cloakroom.

CLOAKROOM White suite comprising low level W.C, wash hand basin, tiled splashback, window to rear, radiator and Amtico tiled flooring.

FIRST FLOOR LANDING Approached via a quarter turning staircase leading to the central landing area, additional staircase to first floor.

BEDROOM ONE 12' 0" x 11' 3" (3.66m x 3.43m) A good sized principal reception overlooking Spencer's row, range of fitted wardrobes to one side and radiator.

BEDROOM TWO 11' 3" x 10' 7" (3.45m x 3.23m) A good sized second double bedroom with sash cord window overlooking Bridge Street, range of fitted bedroom furniture including wardrobes

and desk, radiator.

BEDROOM THREE 12' 4" x 7' 10" (3.78m x 2.40m) A third double bedroom with aspect to side, upvc sash cord window and radiator.

BEDROOM FIVE/STUDY 8' 1" x 5' 5" (2.48m x 1.66m) A versatile fifth bedroom or study overlooking the entrance approach, sash cord window to front.

FAMILY BATHROOM 7' 9" x 6' 2" (2.37m x 1.88m) White suite comprising low level W.C., vanity wash basin with storage below, panelled bath with 'Mira' shower above, extractor fan, airing cupboard housing the combination boiler, Amtico tiled flooring, wall tiling, recessed spotlights, window to rear and heated towel rail.

SHOWER ROOM Quality white suite comprising low level W.C, wash hand basin, shower cubicle with 'Mira' shower above, recessed spotlights, Amtico flooring, wall tiling to splashback areas and radiator.

SECOND FLOOR LANDING Approached via a quarter turning staircase leading to the second floor landing, velux window to rear pitch, double storage cupboard with shelving and door to Bedroom.

BEDROOM FOUR 12' 5" x 11' 6" (3.79m x 3.52m) A good sized fourth double bedroom with velux window to rear pitch, storage to eaves.

REAR GARDEN Delightful rear courtyard garden, beautifully presented with a paved patio and enclosed by high stone wall to side and rear. A variety of inset plants, shrubs and hanging baskets. Timber gate to opening to Spencers Row. Timber storage shed and outside tap.

FRONT An attractive paved front garden with inset plants, shrubs and hedgerow, stone wall to front and side boundary with central low level timber pedestrian gate.



FLOORPLANS

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 1345 sq.ft. (124.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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