

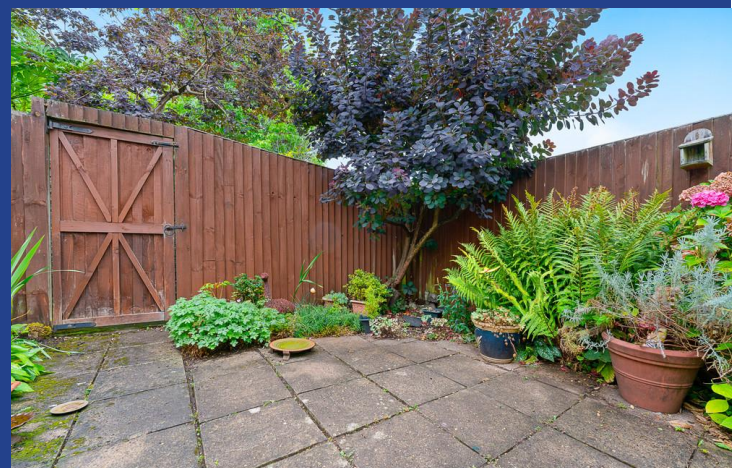
# The Cathedral Green, Llandaff, Cardiff, CF5 2EB



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£370,000**



End Terraced House



# Property Description

\*WELL PRESENTED, END-TERRACED HOUSE IN THE HEART OF LLANDAFF\* MGY are delighted to bring to market this well presented two double bedroom, end-terraced house located in a highly desirable location and just a stones throw away from the attractive village green and historic Cathedral. Llandaff Village is also a short walk from the property, offering a selection of shops, cafes, bars and restaurants. The accommodation briefly comprises lounge, kitchen, conservatory, two double bedrooms and bathroom. The property further benefits from having a private garage, parking, and is double-glazed throughout with gas central heating. \*Viewing highly recommended - NO CHAIN\*

Tenure Freehold

Council Tax Band F

Floor Area Approx 746 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door leading from pathway from private front garden. Tiled flooring. Pendant light fitting. Door leading to lounge.

## LIVING ROOM

14' 1" x 13' 1" (4.30m x 4.00m)  
Carpet to floor. Double-glazed window to front. Electric fire. TV and Telephone point. Radiators. Door to kitchen. Storage under stairs. Stairs rising to first floor.

## KITCHEN

14' 1" x 8' 7" (4.30m x 2.62m)  
Tiled flooring. Range of wall, base and drawer units with round edged worktops over incorporating stainless steel sink with hot and cold tap over. Tiled splashbacks. Free standing appliances (negotiable) such as fridge/freezer, electric oven and hob, and washing machine. Spotlights. Power points. Coving. Window to conservatory. Wooden doors leading into conservatory.

## CONSERVATORY

Vinyl flooring. Wall mounted light. Double-glazed windows to rear garden with additional windows to either side. Power points. Door leading to rear

garden.

## FIRST FLOOR

14' 1" x 8' 0" (4.30m x 2.45m)  
Carpet to floor. Pendant light fitting. Loft hatch. Storage cupboard. Power points. Doors to both bedrooms and bathroom.

## MASTER BEDROOM

14' 1" x 9' 9" (4.30m x 2.98m)  
Located to the front of the house. Carpet to floor. Double-glazed windows to front. Power points. Radiator. Pendant light fitting. Built in wardrobes with mirrored fronts.

## BEDROOM TWO

8' 7" x 7' 6" (2.62m x 2.30m)  
Located to the rear of the house. Carpet to floor. Double-glazed window to rear. Power points. Built in wardrobes. Pendant light fitting.

## BATHROOM

6' 6" x 5' 5" (1.99m x 1.67m)  
Vinyl flooring. Tiled walls. Spotlights. Obscure double-glazed windows to rear. WC. Pedestal wash hand basin with hot and cold tap over. Walk in shower cubicle with mains powered shower over and additional handheld attachment. Chrome heated towel rail.

## OUTSIDE

Front - Private front garden with pathway leading to front door.

Rear - Laid to patio. Fenced border. Gate to shared footpath leading to garages.

Garage - Private garage big enough for one car/s storage.

## TENURE

MGY are advised that the property is FREEHOLD.

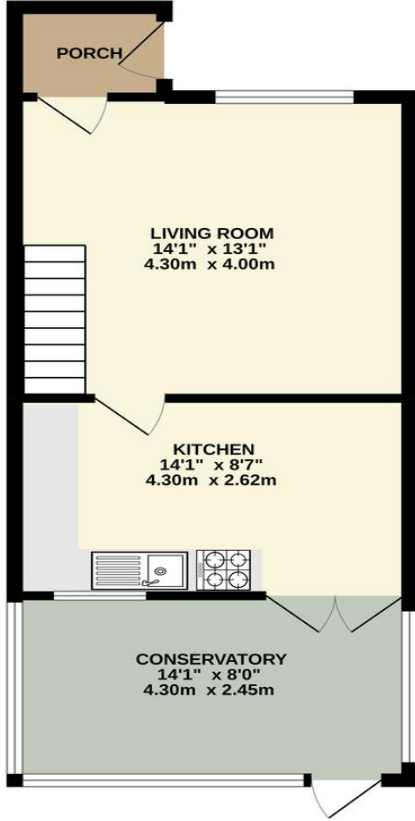


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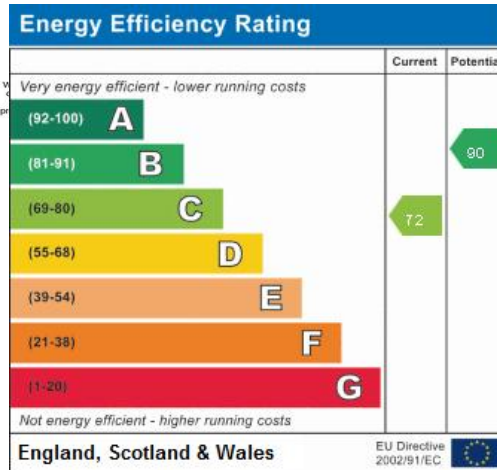
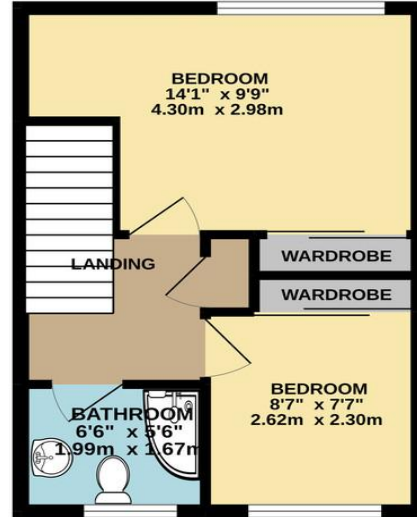


# The Cathedral Green, Llandaff, Cardiff, CF5 2EB

GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



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**mgyc.co.uk**

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