

Chapel Street, Llandaff, Cardiff, CF5 2EA



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£255,000



Mid Terraced House

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Property Description

*WELL PRESENTED, TWO BEDROOM, MID-TERRACED HOUSE IN THE HEART OF LLANDAFF * MGY are delighted to bring to market this well presented, two bedroom, mid-terraced house situated in the heart of Llandaff Village. Llandaff High Street is a 25 metre walk away with local shops, cafes, bars and restaurants. The accommodation briefly comprises lounge, kitchen, two bedrooms and bathroom. The property further benefits from a larger than average garden, double-glazing and gas central heating throughout. NO CHAIN.

Tenure Freehold

Council Tax Band E

Floor Area Approx 549 sq ft

Viewing Arrangements
Strictly by appointment

LOUNGE

Entered via front door leading from street. Laminate flooring. Pendant light fitting. Built in cupboards to alcoves. Power points. TV and telephone point. Radiator. Double-glazed window to front. Door leading to kitchen.

KITCHEN

Fully fitted kitchen with a range of wall, base and drawer units with worktops over incorporating five ring gas hob with oven below and extractor above, and stainless steel sink with hot and cold tap over. Tiled splashbacks. Integrated appliances such as fridge freezer and dishwasher. Space for washing machine. Power points. Tiled flooring. Radiator. Door to under stair storage cupboard. Window to rear. Spotlights. Double-glazed door leading to rear garden. Stairs rising to first floor.

FIRST FLOOR

Carpet to floor. Wall mounted Combi Boiler. Pendant light fitting. Doors to both bedrooms and bathroom.

MASTER BEDROOM

Exposed floorboards. Double-glazed window to front. Radiator. Pendant light fitting. Power points.

BEDROOM TWO

Exposed floorboards. Double-glazed window to rear. Power points. Loft hatch. Radiator.

BATHROOM

Laminate flooring. White three-piece-suite comprising WC, panelled bath with hot and cold tap and mains powered shower over, and vanity wash hand basin with mixer tap over. Spotlights. Wall mounted mirrors. Fully tiled walls. Extractor fan. Radiator. Obscure window to rear.

OUTSIDE

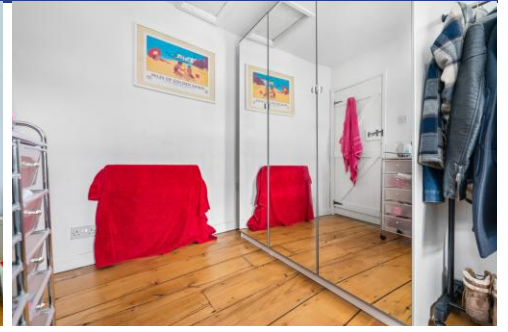
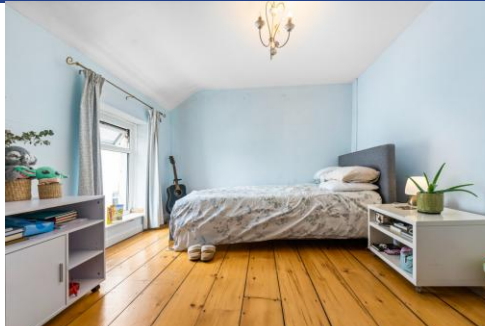
Rear - Larger than average garden. Laid to patio with additional shingled areas. Outside storage shed. Decking to far end. Part fence, part wall border.

Front- On Road parking to the front of the property. Not allocated.

TENURE

MGY are advised that the property is FREEHOLD.

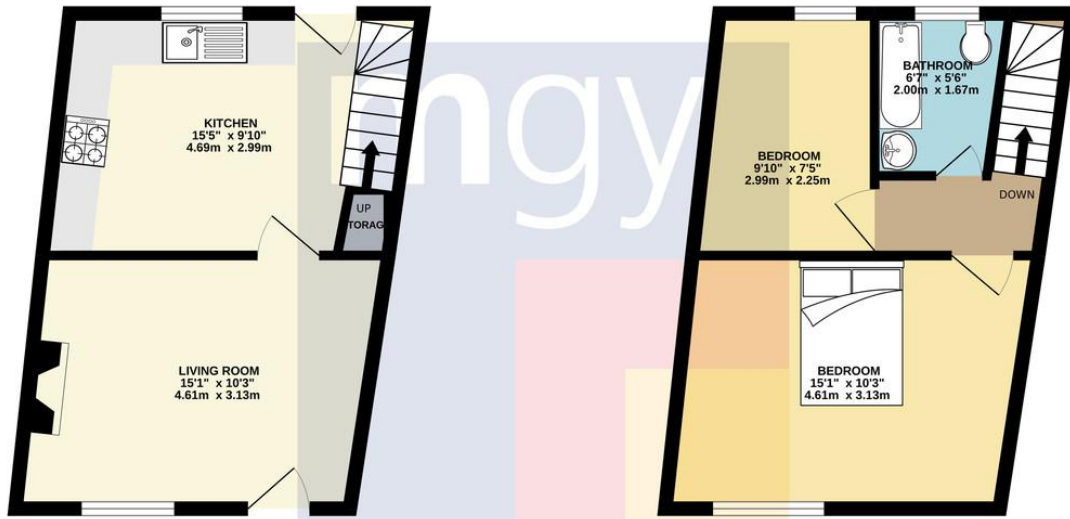
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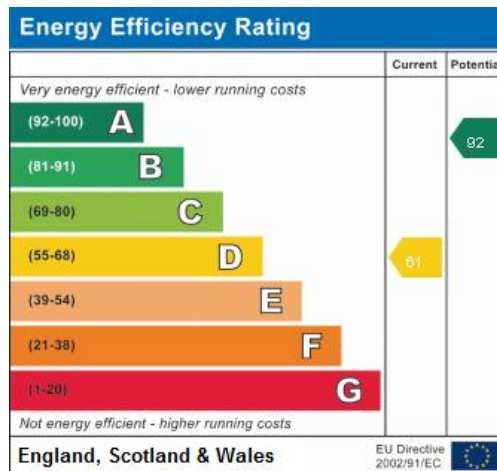
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GROUND FLOOR
276 sq.ft. (25.6 sq.m.) approx.

1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 556 sq.ft. (51.7 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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