

Penedre,

Llandaff, Cardiff, CF5 2EH



Estate Agents and
Chartered Surveyors

Asking Price Of

£425,000



Mid Terraced Cottage

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Property Description

****RARELY AVAILABLE IN THE HEART OF LLANDAFF**** MGY are proud to bring to market this absolutely charming, deceptively spacious, period cottage tucked away in a quiet backwater off Heol y Pavin, right in the heart of the 'village' only a hundred yards or so from the Cathedral Green. The cottage has been sympathetically modernised and improved retaining many original features including a log burner to the sitting room. It also enjoys the benefit of high ceilings, neat built-in storage and a balcony above the kitchen / breakfast room. Viewing highly recommended.

Tenure Freehold

Council Tax Band F

Floor Area Approx 946 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Tiled floor. Dado rail. Radiator. Pine door to;

LIVING ROOM

10' 9" x 10' 0" (3.28m x 3.05m)

A cosy room with parquet flooring and attractive fireplace. Window overlooks the front garden. Shelving to alcoves.

SITTING ROOM

14' 2" x 10' 5" (4.34m x 3.20m)

A delightful reception room with feature working fireplace on a raised hearth with shelving to alcoves each side. Log burner. Window overlooks courtyard. Parquet flooring. Open to;

DINING ROOM

11' 3" x 9' 1" (3.45m x 2.79m)

Parquet flooring. Window overlooks the courtyard and double-glazed door opens to courtyard. Large fitted store cupboard. Staircase to the first floor.

KITCHEN

14' 2" x 11' 1" (4.34m x 3.40m)

A light and airy room with double-glazed sliding door and windows forming most of the back wall and opening on to the rear garden plus a large roof window over the kitchen area. Kitchen area recently refitted with attractive modern units and granite work surfaces inset with a flush ceramic sink and gas hob with built-under oven. Plumbed in washing machine. Inset spot lighting. Slate tiled floor and part tiled ceramic walls.

REAR GARDEN

Mostly laid to flagstones enclosed by stone and brick boundary walls. Raised beds retained by stone walling.

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FIRST FLOOR

Part galleried. Access to loft. Pine doors to;

BEDROOM ONE

13' 1" x 9' 10" (3.99m x 3.00m)

A good double room with window overlooking the front. Feature corner fireplace. Built-in wardrobes. High ceilings. Carpeted flooring.

BEDROOM TWO

10' 9" x 12' 8" (3.30m x 3.87m)

A second double room. Built-in wardrobe. Inset spot lighting. Double-glazed double doors open onto balcony. Glazed panel to landing. Carpeted flooring.

BATHROOM

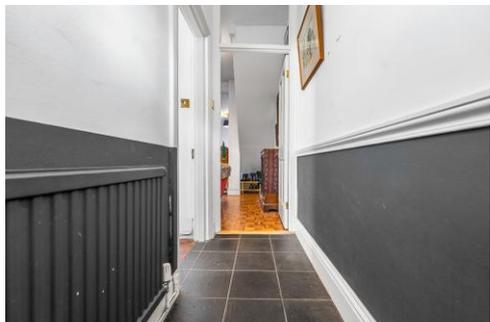
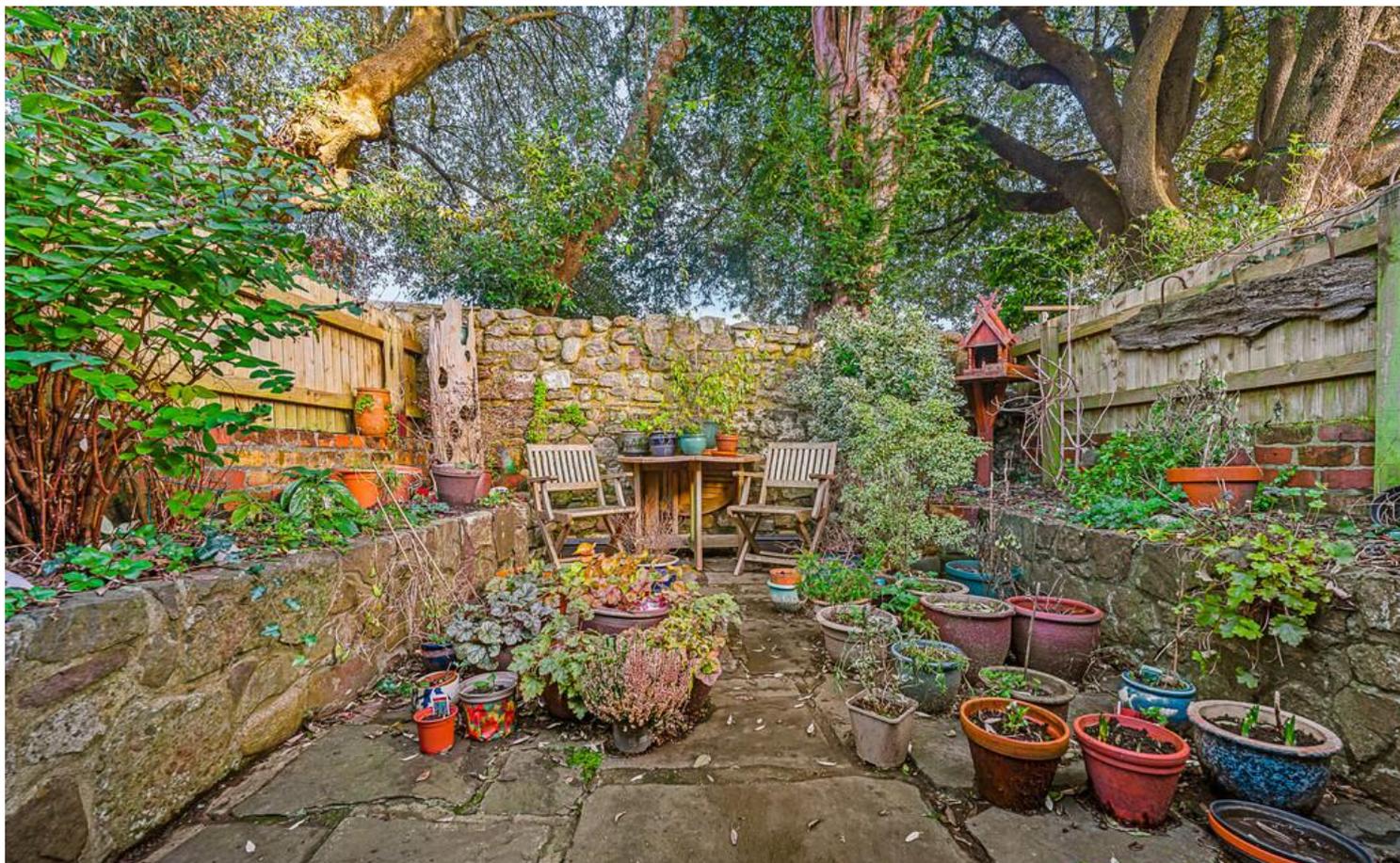
10' 0" x 8' 5" (3.05m x 2.57m)

A good size modern bathroom with washbasin set on vanity shelf and push button w.c with concealed cistern. Tiled shower cubicle with glazed door and roll-top bath with chrome feet, side fed with mixer shower tap. Chrome towel radiator. Spot lighting. Window to rear. Built-in double store cupboard and additional built-in cupboard houses 'worcester' combi c.h. boiler. Timber effect flooring and walls part tiled and panelled to dado level.

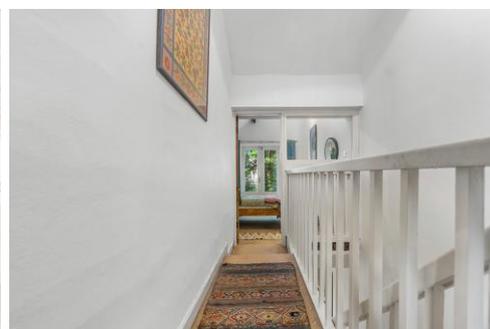
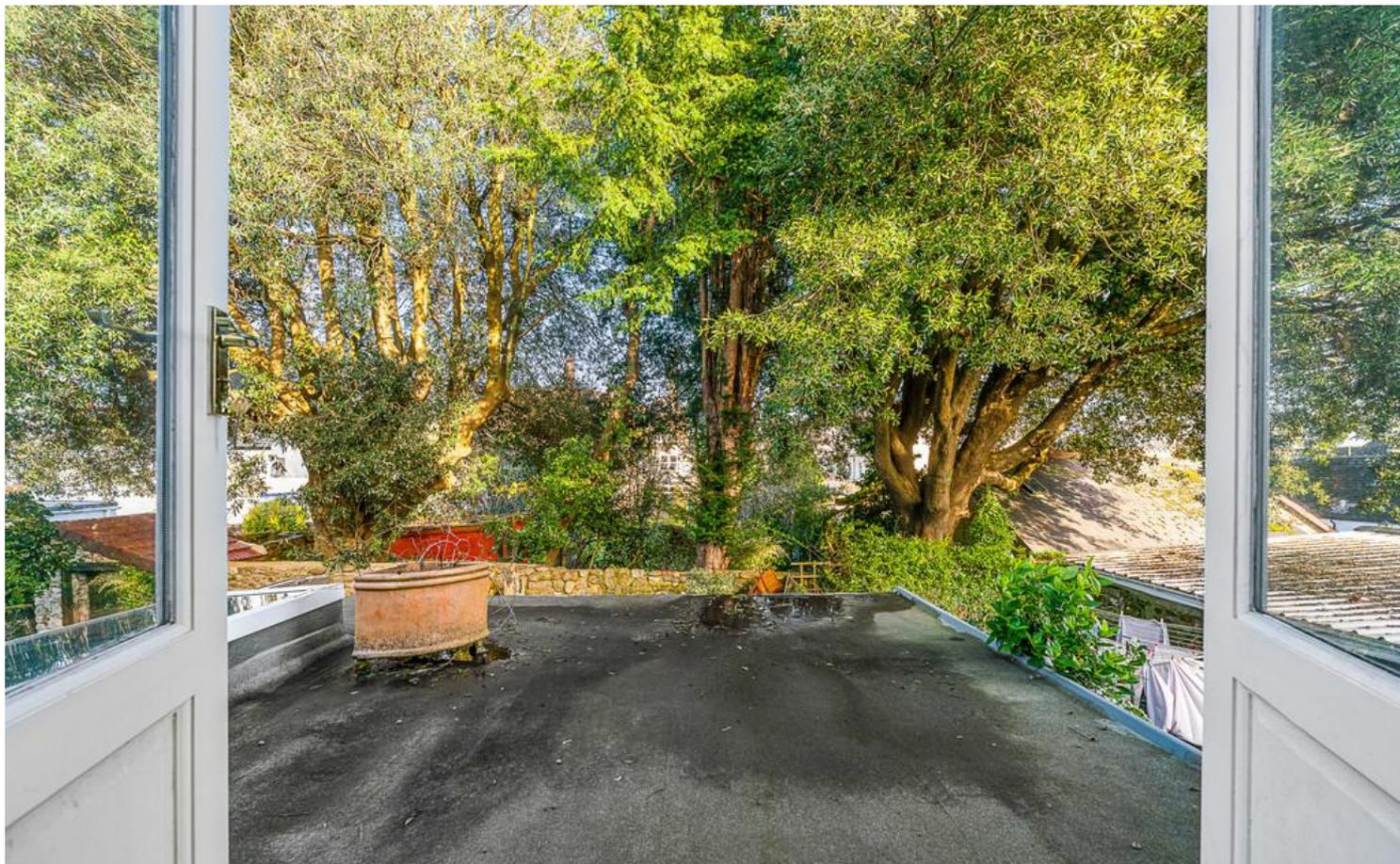
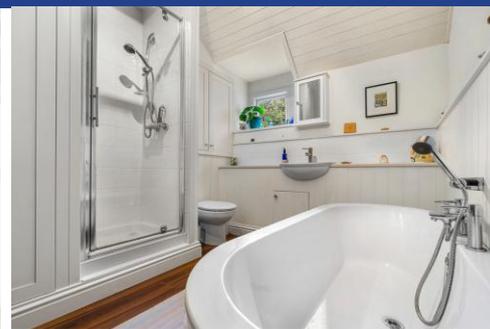
TENURE

MGY are advised that the property is freehold.

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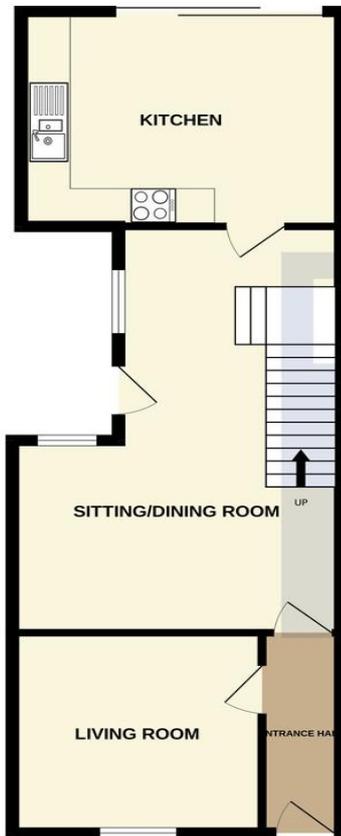


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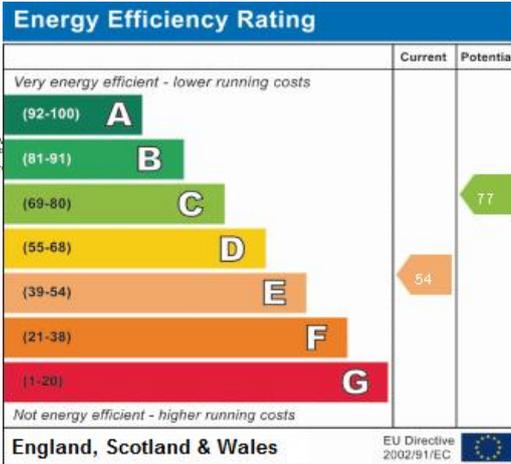
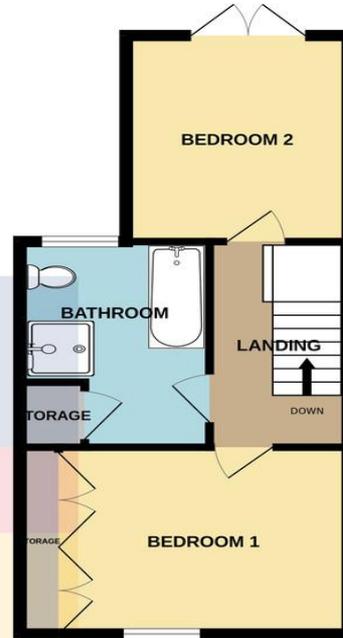


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GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



Pontcanna 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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