

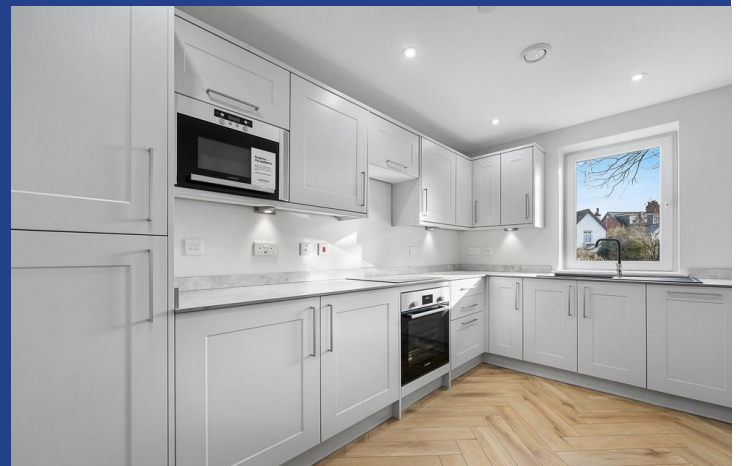
Western Avenue,
Llandaff, Cardiff, CF5 2BG



Estate Agents and
Chartered Surveyors

Asking Price Of

£285,000



End Terraced House



Property Description

****INCREDIBLE OPPORTUNITY IN THE HEART OF LLANDAFF****
MGY are delighted to bring to market this end of link house in the sought after area of Llandaff. 'Clarke's Yard' has been redeveloped into modern day living within walking distance to well regarded schools, Llandaff Village, the Cathedral and Llandaff Fields. The accommodation briefly comprises of an entrance hallway with wooden 'herringbone effect' flooring, two good size double bedrooms, a well appointed bathroom and a modern style open plan living/kitchen area. The property has underfloor heating throughout, air source heating and a mechanical heat recovery system. There is also a bike store on site. ****DO NOT MISS OUT!****

Tenure Freehold

Council Tax Band D

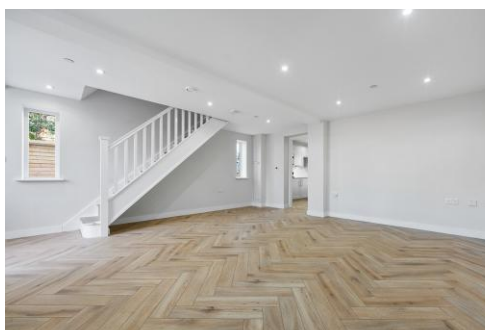
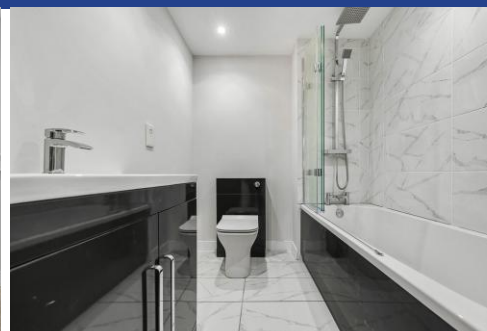
Floor Area Approx 602 sq ft

**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.

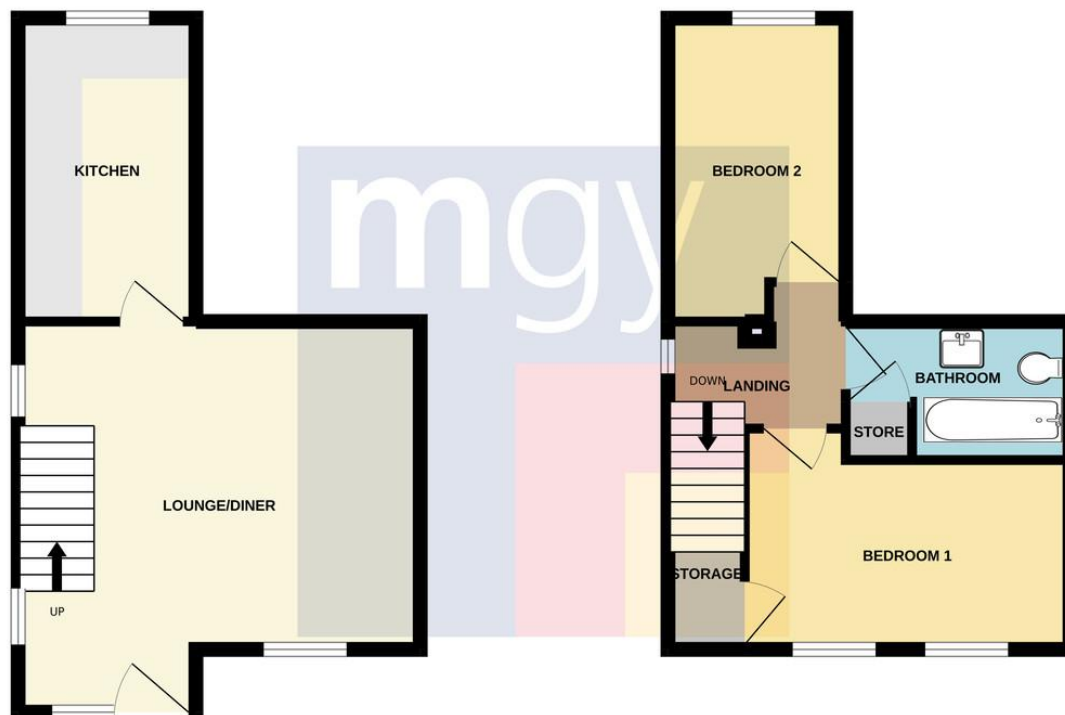
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GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.

1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



%

Pontcanna 02920 397152

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



mgy.co.uk

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