

# Cardiff Road,

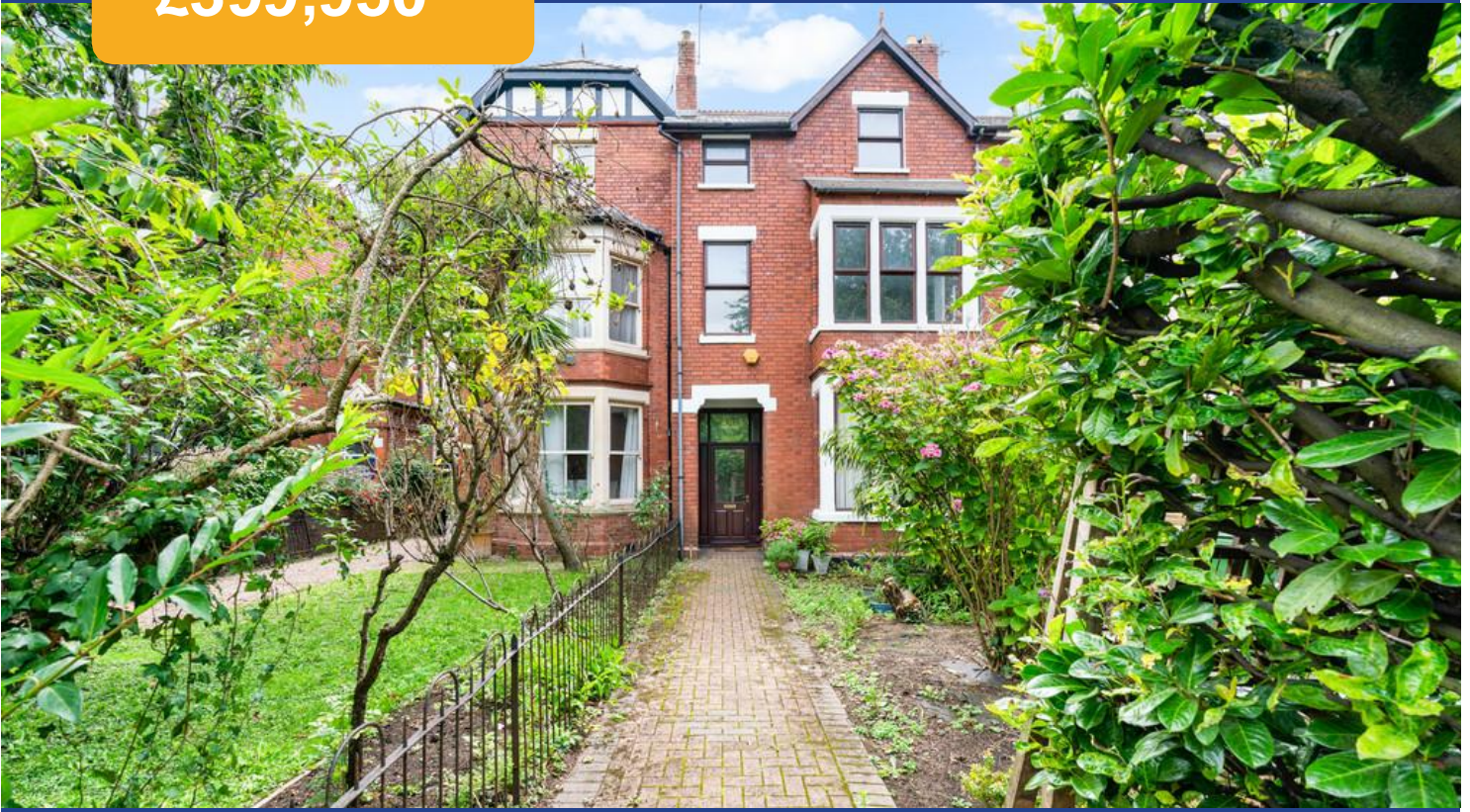
Llandaff,  
Cardiff,  
CF5 2AB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£399,950**



## Duplex Apartment



# Property Description

**\*RARELY AVAILABLE DUPLEX APARTMENT\*** A great opportunity to acquire a large, refurbished, four bedroom, duplex apartment in Llandaff. The property briefly comprises entrance hallway to the ground floor, newly fitted kitchen/diner, bathroom, WC, one double bedroom, and lounge to the first floor, with an additional three bedrooms to the second floor. The property further benefits from having a balcony leading off the kitchen/diner, private garage, and is CHAIN FREE and is sold with a SHARE OF THE FREEHOLD. \*Viewing highly recommended\*

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 1,542 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## ENTRANCE

Front door leading from private front garden into communal hallway.

## ENTRANCE HALL

Tiled flooring. Radiator. Pendant light fitting. Stairs to first floor.

## FIRST FLOOR

Carpet to floor. Pendant light fitting. Radiator. Doors to kitchen/diner, bathroom, WC, with split level stairs leading to bedroom one and lounge. Stairs to second floor.

## KITCHEN/BREAKFAST ROOM

12' 5" x 11' 10" (3.80m x 3.62m)  
Newly fitted laminate flooring. Range of wall and base units with marble effect worktops over incorporating stainless steel sink with drainer and hot and cold tap above, oven with four ring gas hob and extractor over. Space for washing machine. Free standing fridge freezer. Pendant light to ceiling. Large radiator. Power points. Double doors leading to private balcony.

## BATHROOM

9' 6" x 8' 5" (2.91m x 2.57m)  
Newly fitted laminate flooring. Storage cupboard housing 'Alpha' boiler. Obscure window to side. WC. Wash hand basin with mixer tap over. Panelled bath with hot and cold tap and hand held electric shower above. Partially tiled walls. Radiator. Loft hatch.

## WC

5' 2" x 3' 1" (1.58m x 0.94m)  
Laminate flooring. Radiator. Obscure window to side. Pendant light fitting.

## LOUNGE

18' 9" x 15' 0" (5.74m x 4.59m)  
Large bay window with additional window to side. Carpet to floor. Two radiators. Feature fireplace. Coving to ceiling. Power points.

## BEDROOM/STUDY

15' 4" x 12' 4" (4.69m x 3.78m)  
Located on the first floor. Carpet to floor. Large window to rear. Radiator. Pendant light fitting. Coving to ceiling. Power points.

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### SECOND FLOOR

Carpet to floor. Radiator. Storage cupboard with mirrored sliding doors. Loft hatch. Pendant light fitting. Split level stairs leading to three bedrooms.

### BEDROOM TWO

12' 5" x 12' 3" (3.81m x 3.75m)

Located on the second floor at the front of the property. Carpet to floor. Radiator. Large windows to front. Pendant light fitting. Power points.

### BEDROOM THREE

14' 7" x 12' 6" (4.47m x 3.83m)

Carpet to floor. Window to rear. Power points. Radiator. Pendant light fitting.

### BEDROOM FOUR

12' 2" x 5' 10" (3.71m x 1.80m)

Carpet to floor. Pendant light fitting. Window to front. Radiator. Power points.

### OUTSIDE

Private front garden leading to front door.  
Private garage to rear.

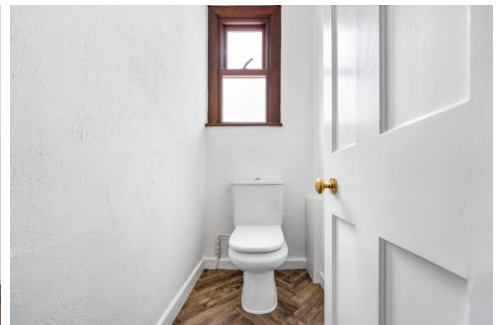
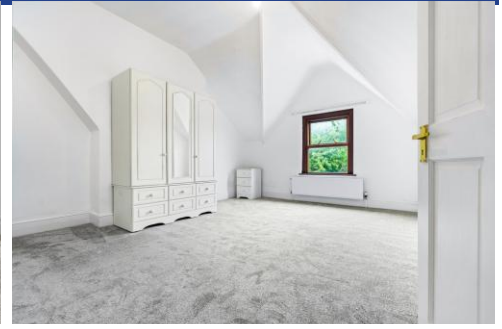
### TENURE

MGY have been advised that there is a share of the freehold and the building insurance is split between both apartments.



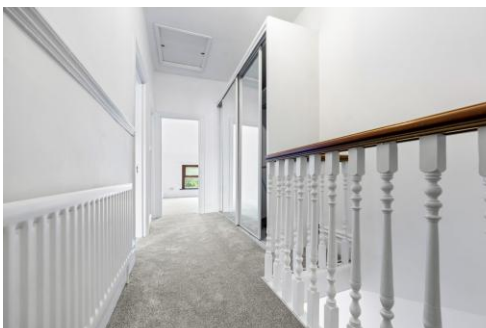
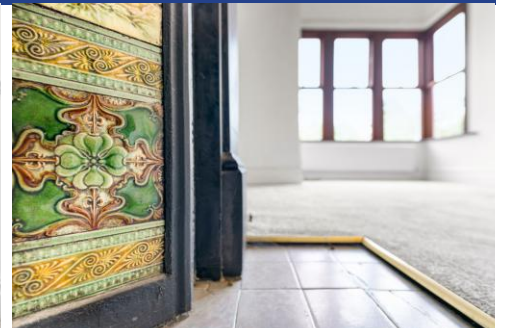
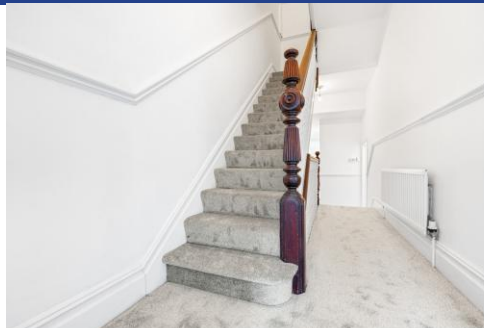
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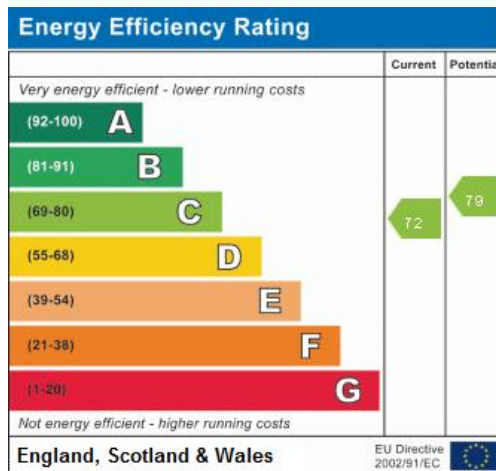


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TOTAL FLOOR AREA: 1542 sq. ft. (143.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken 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 is given as to their operability or efficiency can be given.  
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