

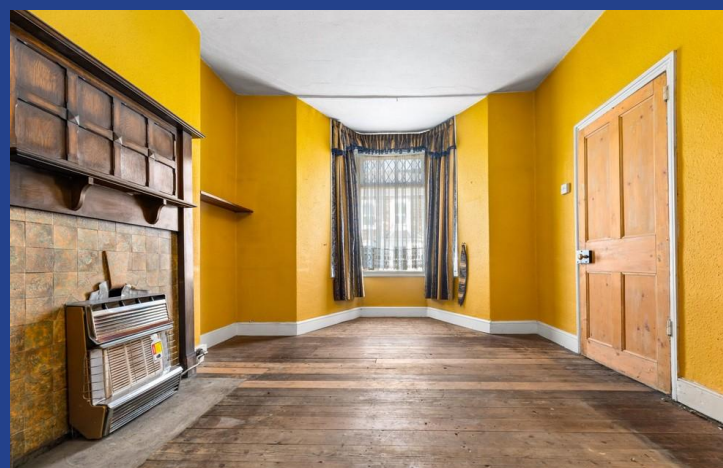
Bridge Street,
Llandaff,
Cardiff, CF5 2EL



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£450,000



Mid Terraced House

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Property Description

RARELY AVAILABLE, FOUR DOUBLE BEDROOM, MID-TERRACED HOUSE IN THE HEART OF LLANDAFF MGY are delighted to bring to market this incredible property offering brilliant opportunity to renovate and refresh. The property briefly comprises entrance hallway, two reception rooms, kitchen, downstairs shower room, three double bedrooms, family bathroom and loft room. The property further benefits from having a large, south-west facing rear garden, a great sized basement with electrics and lighting, and is a blank canvas for anybody wanting a project. *Architect plans available upon request*

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,541 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from private front garden. Tiled flooring. Pendant light fittings. Doors to two reception rooms, kitchen, basement, downstairs WC and rear garden. Stairs to first floor. Radiator.

LOUNGE

14' 11" x 11' 3" (4.55m x 3.44m)
Wooden floorboards. Single glazed bay window to front. Two alcoves with built in storage. Radiator. Pendant light fitting. Fireplace. Power points.

DINING ROOM

12' 1" x 10' 8" (3.70m x 3.27m)
Wooden floorboards. Single glazed bay window to front. Two alcoves with storage to one of them. Electric fire. Radiator. Power points. Pendant light fitting.

KITCHEN

11' 8" x 10' 6" (3.58m x 3.21m)
Laminate flooring. Base unit incorporating stainless steel sink and drainer with hot and cold tap above. Two alcoves with built in storage. Radiator. Strip light. Double glazed window to rear. Power points.

DOWNSTAIRS SHOWER ROOM

8' 3" x 5' 0" (2.54m x 1.53m)
Adapted shower room with walk in electric shower. Tiled walls. WC. Pedestal wash hand basin with hot and cold tap over. Small obscure window to rear. Radiator. Extractor fan.

FIRST FLOOR

Carpet to floor. Pendant light fitting. Doors to three bedrooms and bathroom. Stairs leading to loft room.

BEDROOM ONE

13' 3" x 12' 11" (4.04m x 3.94m)
Wooden floorboards. Single glazed window to front. Pendant light fitting. Feature fireplace. Radiator. Power points.

BEDROOM TWO

12' 2" x 12' 1" (3.73m x 3.69m)
Wooden floorboards. Single glazed window to front. Pendant light fitting. Feature fireplace. Two alcoves. Radiator. Power points.

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BEDROOM THREE

11' 8" x 10' 7" (3.58m x 3.23m)

Wooden flooring. Pendant light fitting. Double glazed window to rear. Two alcoves with built in storage cupboard to one housing hot water tank and LOGIC boiler. Wall mounted thermostat. Radiator. Power points.

BEDROOM FOUR

23' 7" x 9' 8" (7.21m x 2.96m)

Located in the loft room. Wooden floorboards. Storage to eaves. Window to rear with additional Velux window.

BATHROOM

7' 5" x 6' 2" (2.28m x 1.89m)

Carpet to floor. Panelled bath with hot and cold tap over. Wall mounted wash hand basin with hot and cold tap over. WC. Radiator. Wall mounted mirrored storage cabinet. Obscure window to rear.

OUTSIDE

Front - Gate leading to enclosed front courtyard with patio area and pathway leading to front door.
Rear - South West facing rear garden. Laid to patio. Large shed. Wall border.

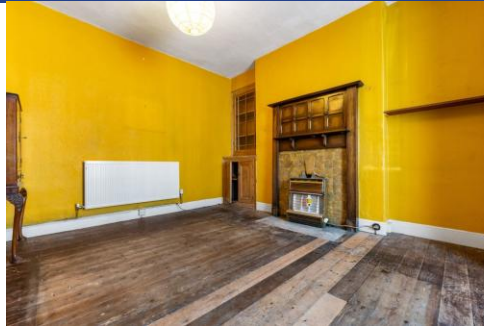
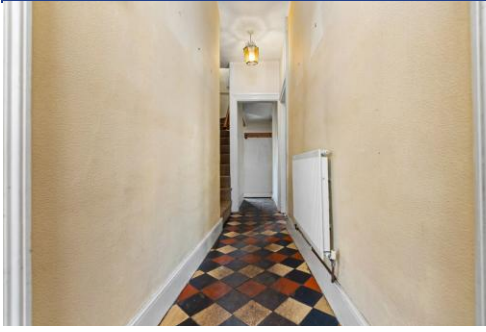
TENURE

MGY are advised that the property is FREEHOLD.

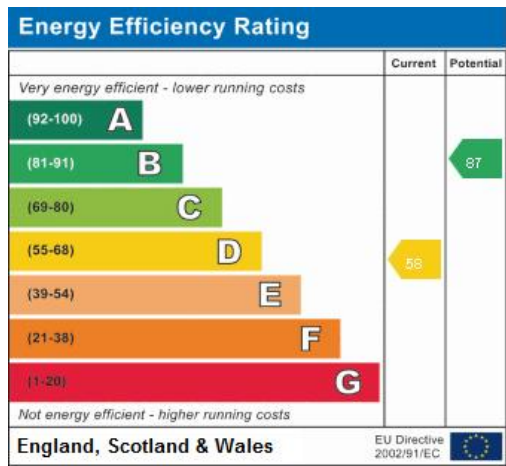
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