

# St. Germans Vicarage, Metal Street,

Adamsdown, Cardiff, CF24 0LB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£425,000**



Semi-Detached Property

4

2

2

2

# Property Description

**\*\* COMING SOON \*\* TWO SEMI-DETACHED STONE COTTAGES \*\*** An exciting conversion of the former St. German's Vicarage & St. Agnes' Clergy House into two, three/four bedroom semi-detached stone cottages. These Grade II period properties retain many original features whilst allowing buyers to have their own input into the final specification, including a choice of kitchen, bathroom and flooring. Situated within close proximity to Cardiff City Centre.

Tenure Freehold

Council Tax Band TBC

Floor Area Approx 1,775 sq ft

Viewing Arrangements  
Strictly by appointment

## DESCRIPTION

The former St. German's Vicarage property briefly comprises hallway, lounge, dining room, kitchen and downstairs WC, plus four bedrooms and family bathroom. The former St Agnes' Clergy House property briefly comprises hallway, lounge, sitting room, dining room, kitchen and downstairs WC, plus three bedrooms and family bathroom. Both properties further benefit from both front and rear gardens. Please contact our Cardiff Bay office to find out more.

## LOCATION

The property is situated in this vibrant area, close to the City Centre and many amenities, including a wide array of shops and popular restaurants and bars. Viewing recommended.

## HALLWAY

## LOUNGE

17' 11" x 14' 0" (5.48m x 4.28m)

## DINING ROOM

15' 6" x 14' 10" (4.73m x 4.53m)

## KITCHEN

10' 8" x 11' 2" (3.27m x 3.41m)

## STORAGE CUBOARD

10' 8" x 3' 10" (3.27m x 1.19m)

## DOWNSTAIRS CLOAKROOM

7' 10" x 6' 2" (2.39m x 1.89m)

## FIRST FLOOR

### BEDROOM ONE

17' 11" x 14' 0" (5.48m x 4.27m)

### BEDROOM TWO

15' 7" x 10' 11" (4.77m x 3.35m)

### BEDROOM THREE

11' 8" x 8' 11" (3.58m x 2.72m)

### BEDROOM FOUR

12' 9" x 6' 4" (3.91m x 1.94m)

## BATHROOM

14' 7" x 5' 10" (4.47m x 1.79m)

## OUTSIDE

Private front and rear gardens.

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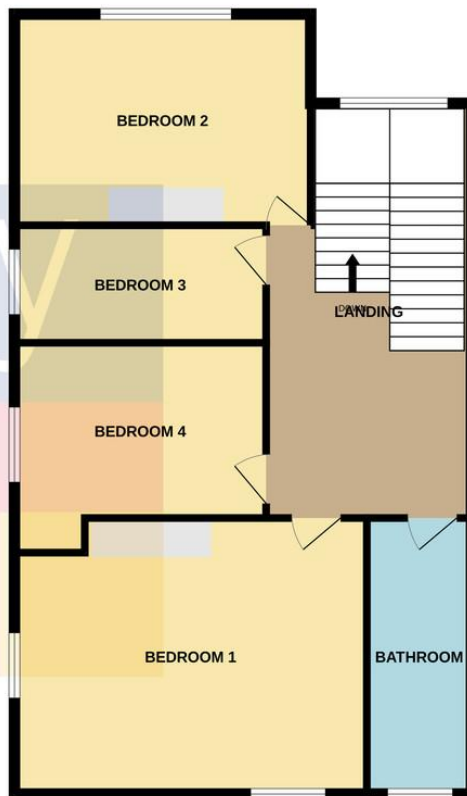


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GROUND FLOOR



1ST FLOOR



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