

Syr Davids Avenue, Llandaff, Cardiff, CF5 1GH



Estate Agents and
Chartered Surveyors

Asking Price Of

£575,000



Mid Terraced House

3

1

1

2

Property Description

EXCEPTIONAL MID-TERRACED PERIOD PROPERTY SITUATED CLOSE TO THOMPSON PARK MGY are delighted to bring to market this three bedroom, mid-terraced house situated on the much favoured Syr Davids Avenue in Llandaff. The property has been tastefully modernised throughout yet retains some beautiful original features. The accommodation briefly comprises entrance hallway, living room, sitting room, kitchen/diner, three bedrooms and family bathroom. The property further benefits from gas central heating and double glazing throughout, a cellar, and low maintenance rear garden. *Viewing highly recommended*

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,743 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

29' 10" x 3' 6" (9.1m x 1.07m)

Entered via front door leading from private front yard. Original tiled flooring. Pendant light fitting. Radiator. Doors to living room, sitting room and kitchen/diner. Stairs rising to first floor.

LIVING ROOM

17' 4" x 12' 0" (5.3m x 3.66m)

Carpet to floor. Bay sash windows to front aspect. Coving. Picture rail. Feature fireplace with tiled hearth. Two alcoves with built in shelving. Power points. Radiator. TV and telephone point.

SITTING ROOM

12' 5" x 9' 10" (3.8m x 3.0m)

Wood flooring. Picture rail. Pendant light fitting. Radiator. Two alcoves. Power points. Double glazed window to rear.

KITCHEN/DINER

27' 10" x 10' 5" (8.5m x 3.2m)

Tiled flooring. Pendant light fitting to diner and spotlights to kitchen. Feature fireplace. Radiators. Two double glazed sash windows to side. Double glazed door to side with additional double doors at the far end of the kitchen leading to rear garden. Power points. Step up to kitchen. Range of wall, base and drawer units with round edged worktops over incorporating Belfast sink with hot and cold tap over. Integrated dishwasher. Range cooker with gas hob and extractor fan over. Space for appliances such as washing machine, fridge and freezer. Under counter lighting. Door leading to cellar.

Syr Davids Avenue, Llandaff, Cardiff, CF5 1GH

FIRST FLOOR

Carpet to floor. Split level landing. Pendant light fittings. Power points. Loft hatch. Doors to three bedrooms and bathroom.

MASTER BEDROOM

17' 4" x 16' 0" (5.3m x 4.9m)

Located at the front of the house. Carpet to floor. Double glazed bay window to front with additional window alongside. Vertical radiator. Feature fireplace. Alcoves - one with built in storage. Pendant light fitting. Picture rail. Power points.

BEDROOM TWO

12' 5" x 9' 2" (3.8m x 2.8m)

Double glazed sash window to rear aspect. Exposed floorboards. Feature fireplace. Two alcoves - one with built in storage. Power points. Coving. Radiator with cover over. Pendant light fitting.

BEDROOM THREE

10' 5" x 10' 2" (3.2m x 3.1m)

Located at the rear of the house. Carpet to floor. Double glazed sash window to rear aspect. Power points. Feature fireplace. Radiator.

BATHROOM

15' 5" x 7' 6" (4.7m x 2.3m)

Porcelain marble tiled walls. Counter top wash hand basin with mixer tap over and storage beneath. Wall mounted mirror. Walk in shower cubicle with mains powered Drench shower over. Panelled bath with wall mounted 'Waterfall' mixer tap over. WC. Two chrome heated towel rails. Three obscure windows to side. Spotlights to ceiling. Extractor fan.

TENURE

MGY are advised that the property is FREEHOLD.

OUTSIDE

Front - Steps leading to - original tiled path. Shingled area. Wall border.

Rear - Laid to patio. Wall and fence border.

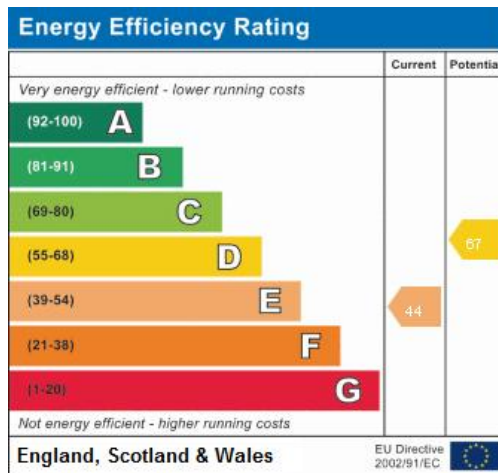
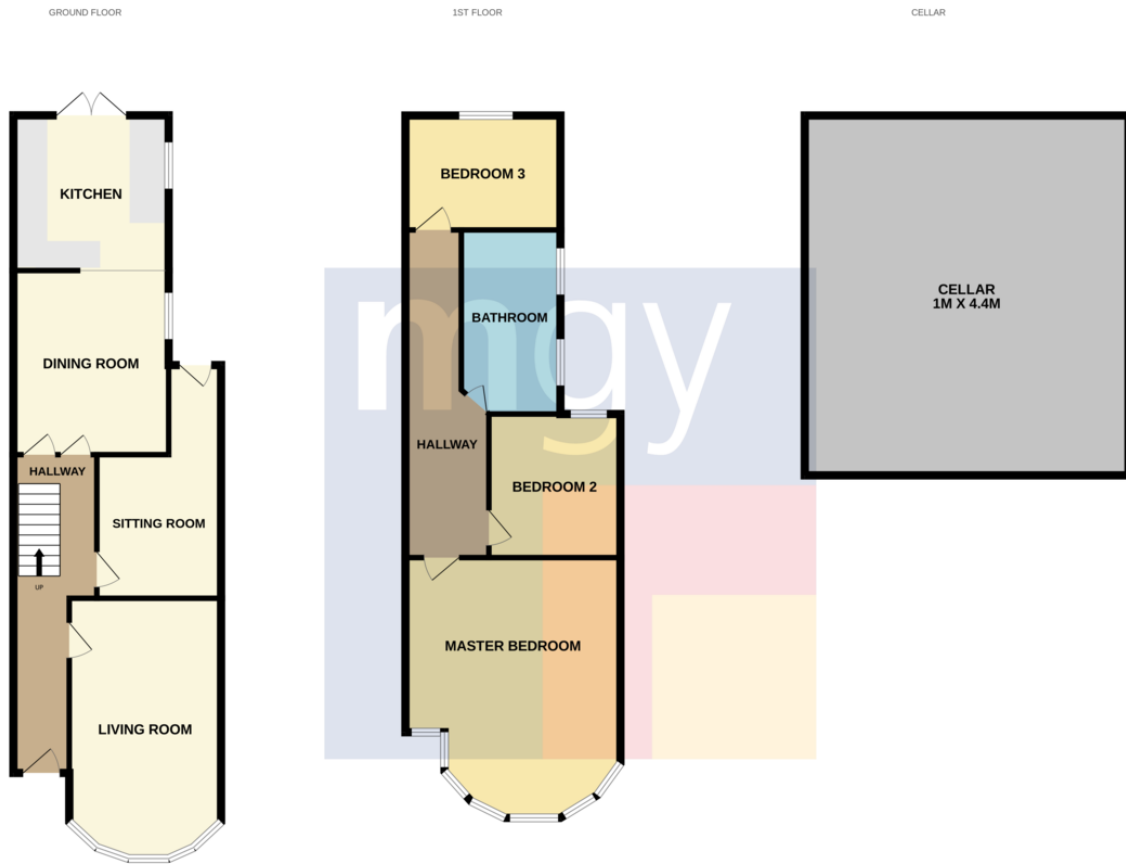
Syr Davids Avenue,
Llandaff, Cardiff, CF5 1GH



Syr Davids Avenue,
Llandaff, Cardiff, CF5 1GH



Syr Davids Avenue, Llandaff, Cardiff, CF5 1GH



Pontcanna 02920 397152

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



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.