

**Flat 5, Yr Hen Dy, 5 The Cathedral Green**

Guide Price **£250,000**



## Flat 5

Yr Hen Dy, Cardiff

Part of an historic building, set in a conservation area immediately opposite Llandaff Cathedral, this top floor 3 bedroom apartment with stunning views is in need of some TLC but would make a wonderful home for the right person.

Council Tax band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- ORIGINAL PERIOD FEATURES
- BEAUTIFUL LOCATION WITH CATHEDRAL VIEWS
- THREE BEDROOMS
- TWO BATHROOMS
- EPC D61
- For further information on broadband and mobile coverage in the area visit [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)







### Hall

Hallway with coat hanging space. Window. Stairs leading to main accommodation.

### Living Room

27' 2" x 20' 0" (8.27m x 6.10m)

High ceilings with spotlights. Two radiators. Two original multi paned windows to the front offering Cathedral views plus original window to rear.

### Kitchen

15' 3" x 8' 1" (4.66m x 2.46m)

Fitted with a range of base and wall units, with work surfaces over. Integrated appliances, sink and drainer part tiled walls, original wood multi paned windows, part glazed door leading to small balcony area.

### Bedroom One

16' 4" x 12' 9" (4.97m x 3.89m)

Fitted wardrobes and dressing table to one wall, double radiator, two original wood multipaned windows with Cathedral views.

### Bedroom Two

16' 4" x 9' 5" (4.97m x 2.86m)

Radiator, original window to side



### Bathroom

8' 9" x 6' 8" (2.66m x 2.03m)

Bath with rain shower over, low level WC with hidden cistern, wash basin set into vanity unit, tiled floor, window to side.

### Shower Room

Low level wc, enclosed shower cubicle, window, circular wash basin set into vanity unit, tiled floor.

### Bedroom Three

13' 1" x 6' 6" (3.98m x 1.97m)

Radiator, 2 ceiling Velux windows.



**GARAGE**

Single Garage

**ON STREET**

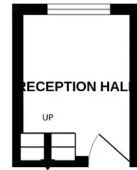
Various on street parking is available



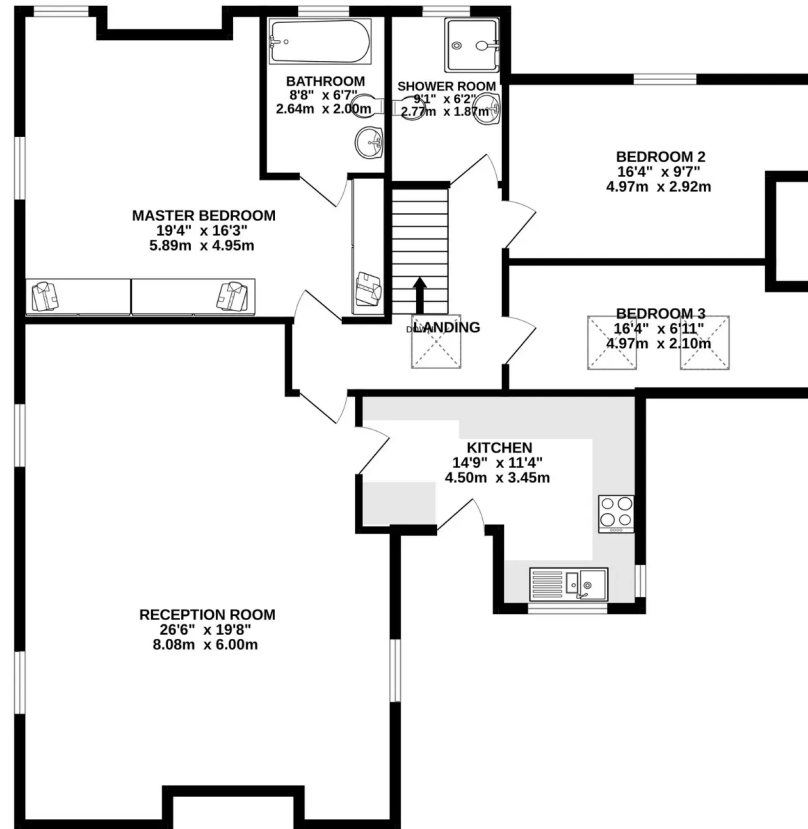




GROUND FLOOR  
49 sq.ft. (4.6 sq.m.) approx.



1ST FLOOR  
1315 sq.ft. (122.2 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 as to their operability or efficiency can be given.  
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