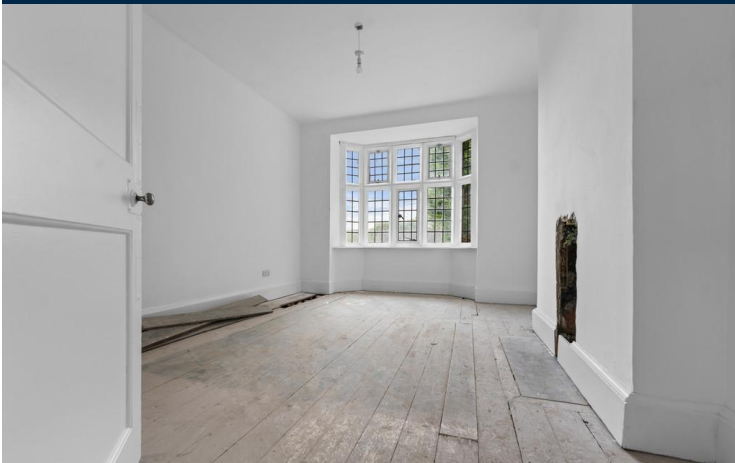




**ST. AGNES' CLERGY  
HOUSE, METAL STREET**  
ADAMSDOWN  
CARDIFF CF24 0LB

ASKING PRICE OF  
**£375,000**



**SEMI-DETACHED HOUSE**



**3**



**1**



**2**



**3**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND:**

**FLOOR AREA APPROX: 1,548 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**\*\*TWO SEMI-DETACHED STONE COTTAGES\*\* MAY SELL AS ONE DWELLING \*\*** 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.

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.

#### **OUTSIDE**

Private front and rear gardens.

#### **BOILER ROOM & STORE**

Single storey boiler house and store to rear garden.

#### **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**

13' 10" x 10' 7" (4.23m x 3.25m)

#### **DINING ROOM**

13' 10" x 13' 3" (4.23m x 4.06m)

#### **KITCHEN**

9' 1" x 13' 10" (2.79m x 4.23m)

#### **STUDY**

14' 2" x 10' 3" (4.32m x 3.14m)

#### **DOWNSTAIRS CLOAKROOM**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 10" x 12' 2" (4.23m x 3.73m)

#### **BEDROOM TWO**

13' 10" x 11' 3" (4.23m x 3.45m)

#### **BEDROOM THREE**

13' 10" x 9' 1" (4.23m x 2.79m)

#### **BATHROOM**



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**CARDIFF** 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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