

22 Petherton Mews, Llantrisant Road,

Llandaff, Cardiff, CF5 2SJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£375,000



First Floor Apartment

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Property Description

**** SPACIOUS TWO DOUBLE BEDROOM APARTMENT
** NO CHAIN ** GARAGE AND GARDEN ROOM **** A well presented and spacious first floor two double bedroom apartment in the sought after area of Llandaff. Communal entrance, spacious entrance hallway, large lounge and dining room with french doors to the balcony, neat fitted kitchen with integrated appliances, two double bedrooms, primary with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazing. Delightful and well tended communal gardens. Large single garage with door to rear home office/garden room with french doors to the communal gardens. No chain. EPC Rating: tbc

Tenure Leasehold

Council Tax Band G

Floor Area Approx 957sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools. Llandaff Cathedral School and Howells School which are two of the best schools in Wales. The high street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station and a frequent bus service to and from the City Centre. Excellent surgery, pharmacy and dental practices are close by, as is the University of Wales (Heath Hospital). The Taff Trail offers parkland walks all the way to Cardiff City Centre.

GROUND FLOOR COMMUNAL ENTRANCE

Telephone and video entry system. Communal hallway and staircase to all floors.

FIRST FLOOR ENTRANCE HALL

Approached via a woodgrain effect door leading to the long L-shaped hallway. Doors to all rooms with double doors to the lounge and dining room. Airing cupboard housing the hot water cylinder. Radiator.

LOUNGE/DINING ROOM

20' 9" x 17' 11" (6.33m x 5.47m)

An excellent sized primary reception with window overlooking the rear garden. Feature bath stone fire place. French doors leading to the balcony enjoying views over the exceptionally well maintained communal garden. Two radiators.

KITCHEN/BREAKFAST ROOM

12' 6" x 11' 1" (3.83m x 3.39m)

With units and worktops to three sides. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Integrated dishwasher. Integrated eye level microwave. Matching range of eye level wall cupboards. Tiled splash back. Space for breakfast table. Window overlooking the communal lawned garden. Radiator.

BEDROOM ONE

13' 7" x 12' 10" (4.16m x 3.93m)

Overlooking the entrance approach and playing fields beyond, an excellent sized primary bedroom. Fitted wardrobes to one side. Radiator. Door to ensuite.

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EN-SUITE SHOWER ROOM

Quality white suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle with twin shower heads. Wall tiling and acrylic splash back. Extractor fan. Recessed spotlights. Obscured glass window to side. Electric shaver point. Chrome heated towel rail.

TENURE

Leasehold - 125 years from 2002. Approx 103 years remaining. Service charge Approximately £2,600 per annum.

BEDROOM TWO

12' 10" x 11' 6" (3.93m x 3.53m)

Aspect to front, a good sized second double bedroom with a range of fitted bedroom furniture. Radiator.

FAMILY BATHROOM

6' 9" x 5' 7" (2.07m x 1.71m)

White suite comprising low level wc, vanity wash basin with storage below, panelled bath. Full wall tiling. Tiled flooring. Obscured glass window. Extractor fan. Radiator. Electric shaver point.

OUTSIDE COMMUNAL GARDENS

Beautifully maintained lawned gardens with inset beds of plants and shrubs.

GARAGE

20' 6" x 11' 7" (6.25m x 3.55m)

With electric up and over access door. Power and lighting. Large storage cupboard. Door to rear leading to home office/garden room.

HOME OFFICE/GARDEN ROOM

17' 11" x 11' 1" (5.48m x 3.39m)

A versatile room located to the rear of the garage with french doors opening to the delightful communal gardens. Power and lighting.

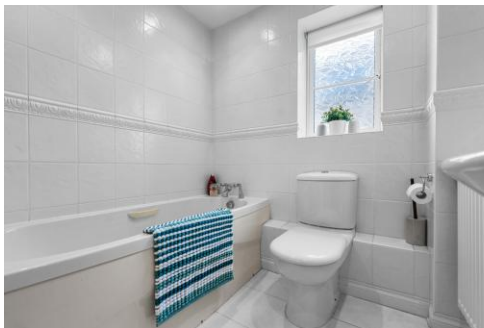
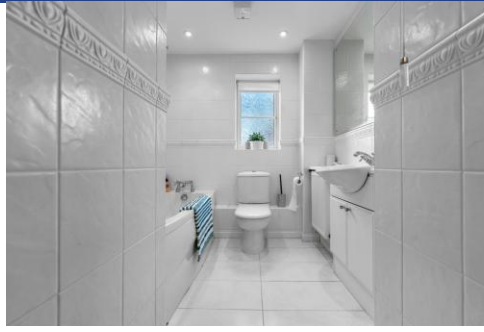
PARKING

With keyblock driveway leading to the garage.

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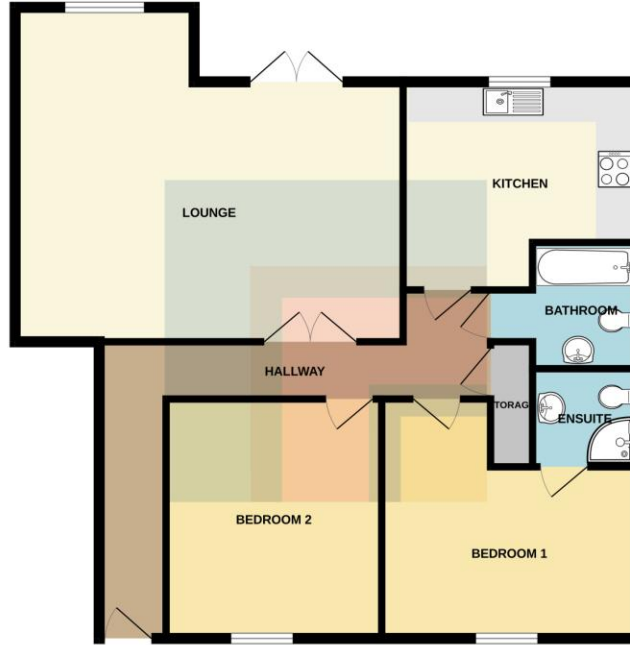


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GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA: 957 sq ft. (88.9 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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