



22 BURLINGTON TERRACE
LLANDAFF
CARDIFF CF5 1GG

ASKING PRICE OF
£395,000



MID TERRACED HOUSE



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****THREE BEDROOM TERRACED HOUSE*
PRIME LOCATION**** An incredible opportunity to purchase a superb mid terraced property in the highly sought after Llandaff area, within walking distance to Llandaff fields and a variety of Pontcanna's cafes, restaurants and bars. The accommodation comprises entrance hall with original tiled floor, lounge and dining room leading to kitchen, utility/downstairs cloakroom. To the first floor there are three bedrooms, and a family bathroom. Low maintenance landscaped rear garden. Street parking to front. Must be viewed to be fully appreciated.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 764 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from front garden. Original tiled flooring. Radiator. Pendant light fitting with ceiling rose and coving to ceiling. Door to lounge/diner/kitchen. Stairs rising to first floor.

LOUNGE

10' 10" x 10' 9" (3.32m x 3.29m)
Double glazed uPVC bay window to front aspect. Exposed wooden floorboards. Alcoves. Coving to ceiling. Pendant light fitting. Radiator.

DINING ROOM

16' 3" x 12' 1" (4.97m x 3.69m)
Continuation of exposed wooden floorboards. Alcoves with fixed shelving and fitted cupboard to one side. Pendant light fittings. Space for dining. uPVC doors leading to rear garden. Radiators. Opening to kitchen.

KITCHEN

7' 1" x 6' 5" (2.18m x 1.97m)
Fitted kitchen with a range of wall, base and drawer units with contrasting worktops over incorporating double Belfast sink with mixer tap over. Freestanding oven with four ring electric hob over. Space for fridge freezer. Pendant light fitting. Double glazed uPVC windows to side aspect. Partly tiled walls. Exposed wooden floorboards. Door to:

STORE

Accessed from the kitchen. Vinyl flooring. Space and plumbing for washing machine and dryer. Window to side.

WC

3' 8" x 3' 6" (1.12m x 1.09m)
Continuation of vinyl flooring. WC. Pendant light fitting.

FIRST FLOOR

FIRST FLOOR LANDING

Carpet to stairs and landing. Doors to three bedrooms and bathroom. Radiator. Pendant light fitting.

BEDROOM ONE

11' 6" x 11' 2" (3.53m x 3.41m)
Double glazed uPVC windows to front aspect. Double bedroom. Carpeted flooring. Alcoves. Coving to ceiling. Pendant light fitting. Radiator.

BEDROOM TWO

9' 10" x 9' 5" (3.00m x 2.88m)
Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. Coving to ceiling. Alcoves. Fitted cupboards across one wall, housing boiler. Pendant light fitting. Radiator.

BEDROOM THREE

7' 10" x 5' 1" (2.41m x 1.56m)
Double glazed uPVC window to front aspect. Carpeted flooring. Coving to ceiling. Pendant light fitting. Radiator.

BATHROOM

6' 5" x 5' 3" (1.97m x 1.62m)
Panelled bath with electric powered shower over. Pedestal wash hand basin with mixer tap over. WC. Heated towel rail. Obscure uPVC window to rear aspect. Wall mounted vanity mirror. Tiled flooring and partly tiled walls. Pendant light fitting.

OUTSIDE

Front - Hedge and wall border. Steps leading to front door.
Rear - Landscaped split level laid to patio, with mature shrubs and flowers. Fence and wall borders. Gate providing rear lane access. Outside tap.



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TENURE

MGY have been advised that the property is FREEHOLD.



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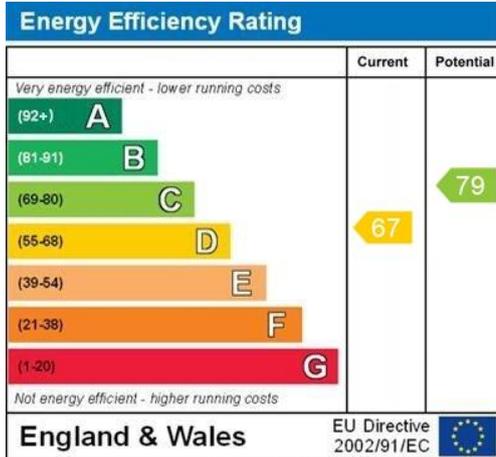
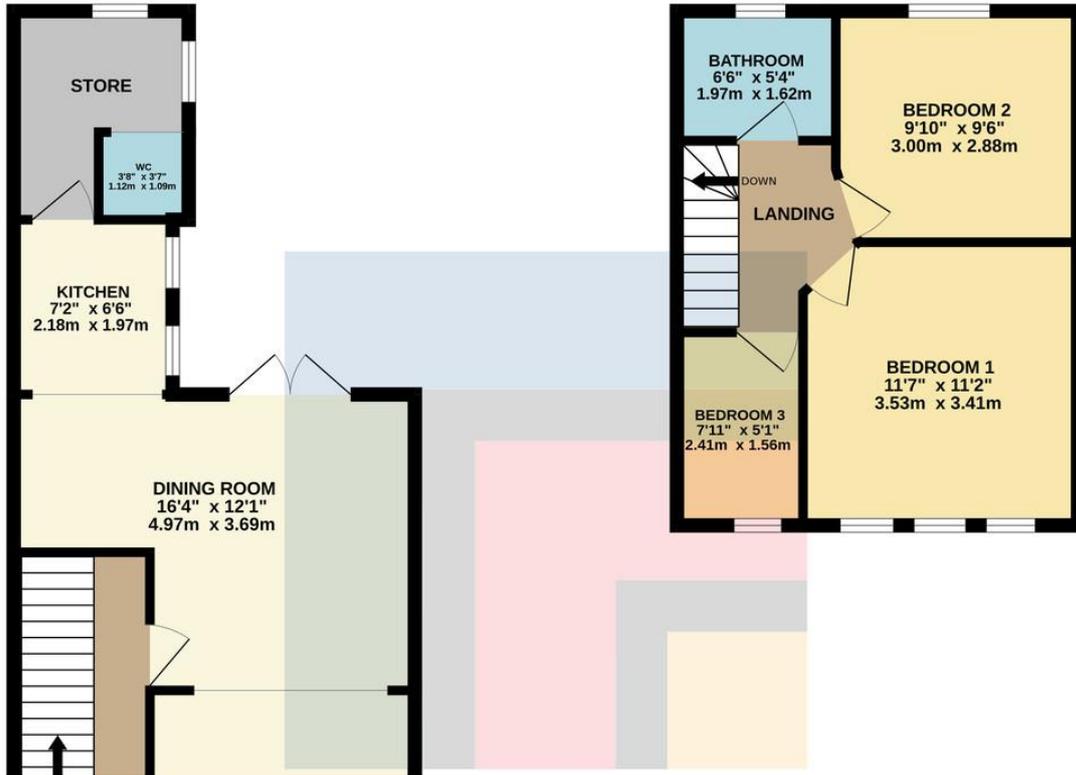
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GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



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PONTCANNA 02920 397152

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