

128 Cardiff Road

Llandaff | Cardiff | CF5 2AB

Luxury Apartments | Guide Price £495,000



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PROPERTY DESCRIPTION

MGY are pleased to offer for sale two luxury apartments of approximately 1500sq.ft. in the sought after location of Llandaff. The apartments are situated in an imposing Victorian residence where the current owners have lived for twenty years and will retain the ground floor for their own pleasure. The apartments will offer feature high ceilings, spacious rooms including three double bedrooms and plenty of light with views from all aspects. High specification throughout with each bedroom having its own en-suite. Large South facing gardens. Two private allocated parking spaces. Fibre broadband. Gas central heating. Private entrance off Howells Crescent/Palace Road. Expected completion Spring 2020.

- **Tenure** Leasehold
- **Council Tax Band**
- **Floor Area (approx.)** 1,540 sq. 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 lie either side of the property 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.

ENTRANCE

DAY ROOM

17' 4" x 12' 4" (5.3m x 3.78m)

BALCONY

KITCHEN

18' 6" x 10' 5" (5.64m x 3.2m)

LIVING ROOM

20' 2" x 19' 5" (6.15m x 5.92m)

BEDROOM ONE

17' 0" x 15' 8" (5.2m x 4.78m)

ENSUITE

BEDROOM TWO

13' 10" x 11' 3" (4.24m x 3.43m)

ENSUITE

BEDROOM THREE

10' 2" x 9' 6" (3.12m x 2.9m)

ENSUITE

OUTSIDE

PARKING

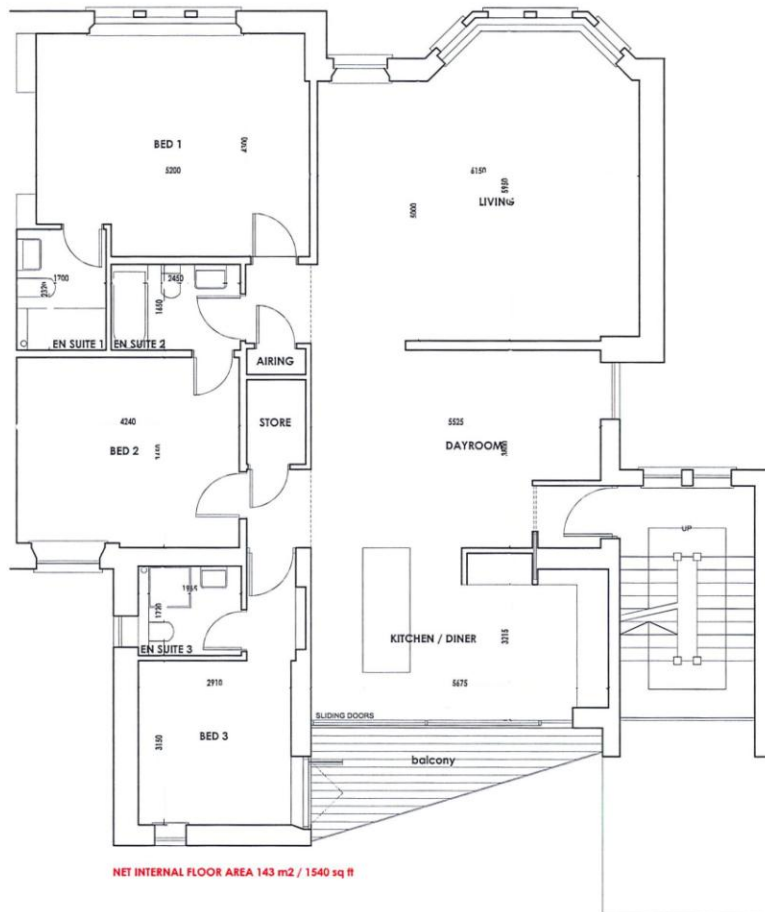
Two private allocated parking spaces per apartment located to the rear, off Howells Crescent.

ADDITIONAL INFORMATION

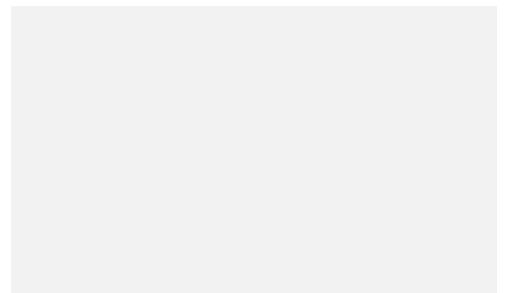
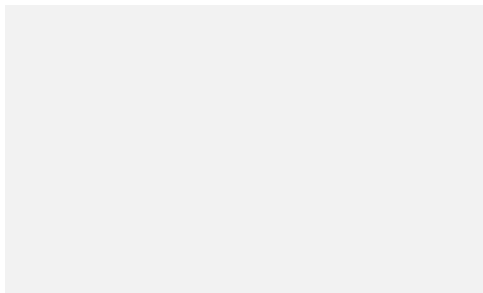
The apartments will be sold with a long lease. Lease term, service charge and ground rent to be confirmed.

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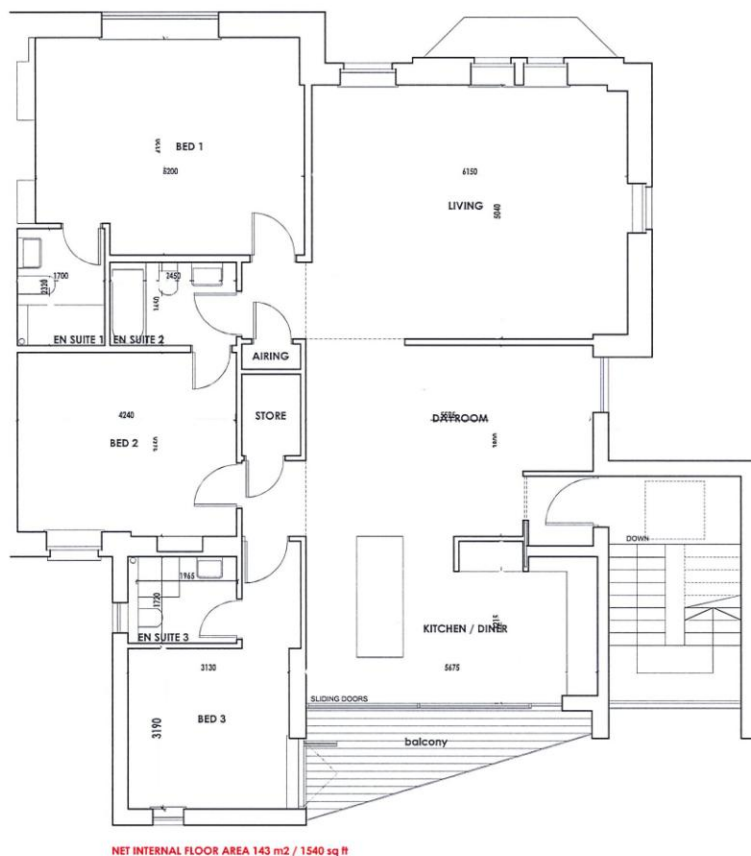
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Client MR AND MRS HARRISON				
Project 128 CARDIFF ROAD, LLANDAFF				
Title FIRST FLOOR APARTMENT				
Status Sales	Date Sept 2019	Scale 1:50 @ A2	Drawing No. 41916:21	Rev
● nigel arnold / architect			The Studio, 5 Penarth Head Lane, Penarth Vale of Glamorgan, CF44 1BB t: 029 2070 2501 e: studio@nigel-arnold.com	



FLOORPLANS



Client MR AND MRS HARRISON				
Project 128 CARDIFF ROAD, LLANDAFF				
Title SECOND FLOOR APARTMENT				
Status	Date	Scale	Drawing No.	Rev
Sales	Sept 2019	1:50 @ A2	41916:22	
• The Studio • 3 Penarth Road Lane, Penarth • Vale of Glamorgan, CF44 1BB t: 029 2075 2301 e: studio@nigel-arnold.com				



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