



Heol Y Pavin, Cardiff, CF5 2EG
No onward chain £325,000

Situated in the heart of Llandaff this charming two bedroom Victorian cottage is a mix of old and new. It's invaluable position next to Cathedral Green offers the new owner the perfect location for Llandaff Cathedral, Llandaff high st with its bespoke coffee shops, restaurants, pubs and shops, Llandaff Cathedral and Howells schools.

The accommodation is set over two floors and has original exposed beams throughout. The ground floor offers living room, dining room and extended kitchen. The first floor has two bedrooms and bathroom. The property benefits further from an enclosed rear garden, sash windows, gas central heating and storage.

There are a scarcity of properties available with such quality in the area and early viewings are encouraged to save disappointment.

**KEY
LET**

SALES & LETTINGS

Lounge
16'1" x 6'7" (4.90m x 2.00m)
Window to front, stairs, door to:

Lounge
16'1" x 6'7" (4.90m x 2.00m)
Window to front, stairs, door to:

Dining Room
9'3" x 11'0" (2.83m x 3.36m)
Window to rear, door to:

Lounge
16'1" x 6'7" (4.90m x 2.00m)
Window to front, stairs, door to:

Kitchen
13'7" x 5'11" (4.14m x 1.81m)
Window to rear, two doors.

Dining Room
9'3" x 11'0" (2.83m x 3.36m)
Window to rear, door to:

Master Bedroom
8'0" x 11'6" (2.44m x 3.51m)
Window to front.

Dining Room
9'3" x 11'0" (2.83m x 3.36m)
Window to rear, door to:

Bathroom
Window to side, door to:

Kitchen
13'7" x 5'11" (4.14m x 1.81m)
Window to rear, door.

Door to:

Kitchen
13'7" x 5'11" (4.14m x 1.81m)
Window to rear, door.

Bedroom
Window to rear, door.

Master Bedroom
8'0" x 11'6" (2.44m x 3.51m)
Window to front.

Master Bedroom
8'0" x 11'6" (2.44m x 3.51m)
Window to front.

Bathroom
Window to side, door to:

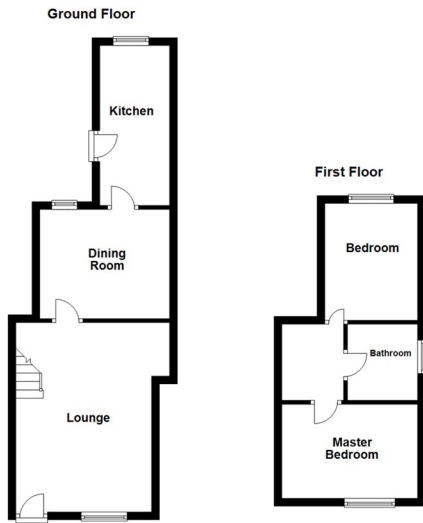
Bathroom
Window to side, door to:

Door to:

Door to:

Bedroom
Window to rear, door.

Bedroom
Window to rear, door.



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 68 Target: 90
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current: 68 Target: 93
A (1-10)	
B (11-20)	
C (21-30)	
D (31-40)	
E (41-50)	
F (51-60)	
G (61-70)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



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