

Imperial Buildings Row

Llandaff, Cardiff CF5 2EF

- Mid-Terrace House
- Three Double Bedrooms
- Lounge & Sitting Room
- Open Plan Kitchen/Diner
- Utility/Cloakroom
- Permit Parking
- Heart of Llandaff Village
- EPC - E

Guide price £450,000

www.hern-crabtree.co.uk



Set in the heart of Llandaff Village is this superbly extended three double bedroom mid-terrace house. The Kitchen/Diner takes centre stage with bi-folding doors leading out to the rear garden, this property is sure to be popular! The accommodation briefly comprises: Entrance Hall, Sitting Room, Lounge, Utility/Cloakroom and Open Plan Kitchen/Diner/Sitting Area to the ground floor. To the first floor are Two Double Bedrooms and a Family Bathroom. The top floor has been converted to a further Double Bedroom. The property further benefits from an enclosed private rear garden as well as residents permit parking to the front. Llandaff village is arguably one of Cardiff's most sought after villages. There is a good selection of independent cafés, restaurants and eateries. There are a good choice of amenities including rowing club and Llandaff is placed close to the Taff trail via Pontcanna playing fields. Be quick and book early! EPC = E

Entrance Porch

Entered via composite front door with double glazed window above, fitted foot mat.

Hallway

Entered via wooden door with glazed window above, radiator, wood laminate flooring, stairs rising to the first floor, spotlights, open to sitting room and squared off arch to lounge.

Sitting Room 10'1 max x 13'11 (3.07m max x 4.24m)

Lounge 10'8 x 10'3 (3.25m x 3.12m)

Double glazed pvc sash window to the front, radiator, spotlights, wood laminate flooring.

Utility/ Cloakroom

Plumbing for washing machine, space for condensing tumble dryer work top over and tiled splashbacks, wash hand basin and w.c, tiled flooring, spotlights, extractor fan.

Kitchen/Diner 14'6 max x 16'9 max (4.42m max x 5.11m max)

Fitted with a range of split tone wall and base units with work tops over, four ring electric hob with extractor hood above and integrated oven, full length dishwasher, integrated microwave, anthracite sink with mixer tap, space for american style fridge/freezer, pull out recycling bins, central island breakfast bar with storage, tiled flooring, skylight window, bi folding doors leading out to the garden.

Landing



Stairs rising from the hall with dog leg staircase, wooden handrail and spindles, stairs leading up to bedroom three.

Bedroom One 14'6 max x 11'7 max (4.42m max x 3.53m max)

Two double glazed pvc sash windows to the front, radiator, spotlights, storage cupboard.

Bedroom Two 11' x 9'8 (3.35m x 2.95m)

Double glazed pvc window to the rear, radiator, spotlights.

Bathroom 10'3 x 8'3 (3.12m x 2.51m)

Fitted with a four piece suite in white comprising, bath with central

mixer tap, w.c, wash hand basin with vanity unit and separate shower cubicle with plumbed shower, chrome heated towel rail, gas combination boiler, part tiled walls, vinyl flooring, radiator, extractor fan, spotlights, double glazed pvc window to the rear.

Second Floor

Stairs rising from first floor landing with wooden handrail and spindles.

Bedroom Three 10'7 max x 15'6 max (3.23m max x 4.72m max)

Double glazed pvc window to the rear, radiator, part exposed brick chimney breast, eaves storage. Part restricted head height.

Rear Garden

Enclosed garden with brick wall, timber fence and hedge, paved patio, outside light, cold water tap, timber framed storage shed.

Tenure

We have been advised by the seller that the property is freehold.

