

Chris Davies
residential sales & lettings

27 The Cathedral Green, Cardiff

Guide Price **£700,000**







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Cardiff, Cardiff

Luxurious 2-bed townhouse in Llandaff overlooking Cathedral Green. Spacious and in impeccable condition. Open-plan lounge and kitchen, guest bedroom suite, main bedroom suite with stunning views, enclosed courtyard, and parking. Ideal for comfort and convenience.
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- OVERLOOKING THE CATHEDRAL GREEN AT LLANDAFF
- SUMPTUOUS TOWNHOUSE IN EXCELLENT ORDER
- SPACIOUS ACCOMMODATION THROUGHOUT
- 1ST FLOOR COMPRISES AN OPEN PLAN LOUNGE/KITCHEN
- GROUND FLOOR WITH GUEST BEDROOM SUITE
- SECOND FLOOR WITH MAIN BEDROOM SUITE & VIEWS
- PARKING AND ENCLOSED COURTYARD
- EPC RATING TBC
- UTILITY, STUDY, DRESSING RM & 2 SHOWER ROOMS







Study / storage area
8' 10" x 7' 6" (2.69m x 2.29m)
With solid Oak flooring and smooth coved ceiling with four recessed spotlights. Radiator. This area and the utility room were previously a single garage and can easily be reinstated if required.

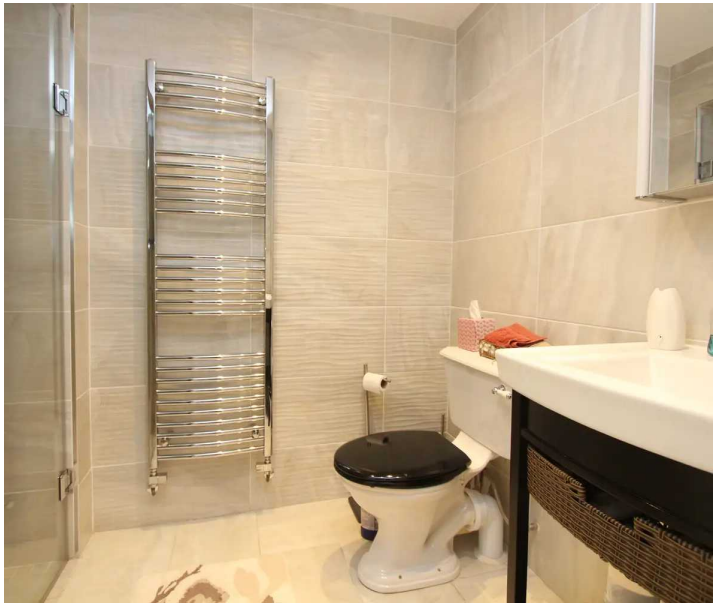
Landing
Accessed via the carpeted stairs this landing has a front window, laminate flooring and smooth ceiling with four recessed spotlights. Radiator. Second stair case leading to the second floor, again with glass panel balustrade.

Living Room
17' 4" x 16' 0" (5.28m x 4.88m)
Laid to a laminate flooring, beautifully decorated with smooth coved ceiling with six recessed spotlights plus pendant light fitment. Recessed window seat with uPVC rear windows looking onto the cathedral green and spire. A further rear window. Two radiators and a display style fire place. Along one wall there is recessed glass shelving, ideal for displaying items.

Kitchen
10' 7" x 10' 5" (3.23m x 3.18m)
With continuation of the laminate flooring the kitchen has an abundance of matching eye level and base units and these are complemented by marble worktops with one and a half bowl stainless steel sink unit with mixer tap. Integrated appliances include 4 ring ceramic hob with glass canopied extractor, waist level double oven and grill, dishwasher, plus fridge freezer. Front window, smooth ceiling with 4 recessed spotlights along with a dividing plinth between the living room and kitchen which have further spotlights. Peninsula style breakfast bar.

Second Floor Landing
Carpeted with front window. Panelled doors giving access to the main bedroom suite, walk in wardrobe / storage cupboard plus stylish shower room WC. Glazed double doors lead to a handy, sizeable walk in wardrobe, which has hanging space, shelving and also houses the Worcester combi boiler. Drop down







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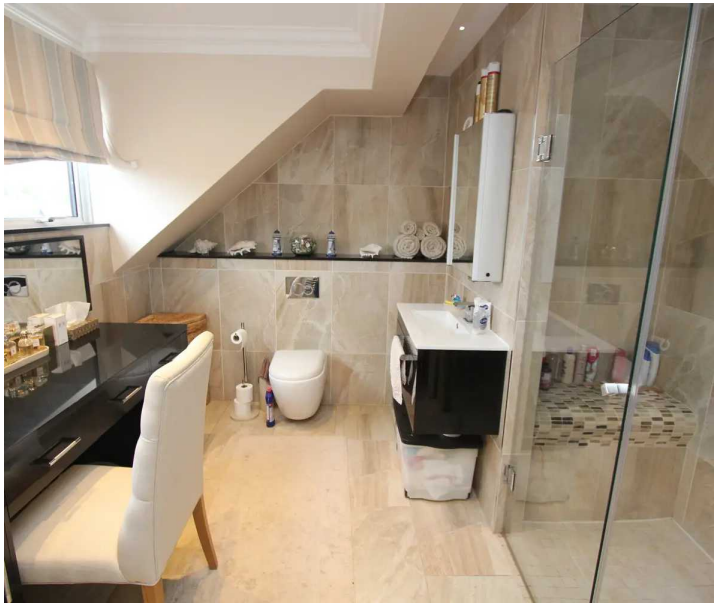
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Main Bedroom Suite
17' 10" x 15' 10" (5.44m x 4.83m)
A carpeted reception bedroom which has a variety of windows - one to the side, a Velux to the rear and a further window which look onto the main cathedral green and view of the cathedral and monument. Smooth coved ceiling with six recessed spotlights. Two radiators. Room is large enough to double up as a bedroom and living area if required.

Walk In wardrobe / Storage
8' 5" x 6' 3" (2.57m x 1.91m)
An L shaped carpeted area which has a smooth ceiling with two recessed spotlights and two wall lights. Radiator. A good range of storage facilities plus hanging space.

Shower room WC
11' 6" x 10' 0" (3.51m x 3.05m)
A sumptuous shower room with white suite comprising WC with concealed cistern and dual button flush, over sized ceramic wash basin with vanity drawer under, plus walk in double cubicle - with seat - with various LED lighting. Free standing vanity unit which will remain and this has a marble top and mirror over. The flooring, splash backs and walls are all luxury tile whilst the sill is marble and there are front windows with distant views of the hills. Mirror cosmetics cabinet. Ladder style chrome towel rail.







YARD

Fully enclosed courtyard with dwarf stone wall with various plants and shrubs. Low maintenance slabbed patio area enjoys the afternoon sun and views of the cathedral.

Driveway

1 Parking Space

Laid to and access by a cobbled stone area which provides access to off road parking for one vehicle.

Restrictive Covenants
Ownership of the property comes with the responsibility for the maintenance of an adjacent brick wall and also the communal cobbled stones that serve as a shared drive with appropriate access given. The 4 years the current seller has owned the property, the total cost for the upkeep has been in the region of £400.




HUG







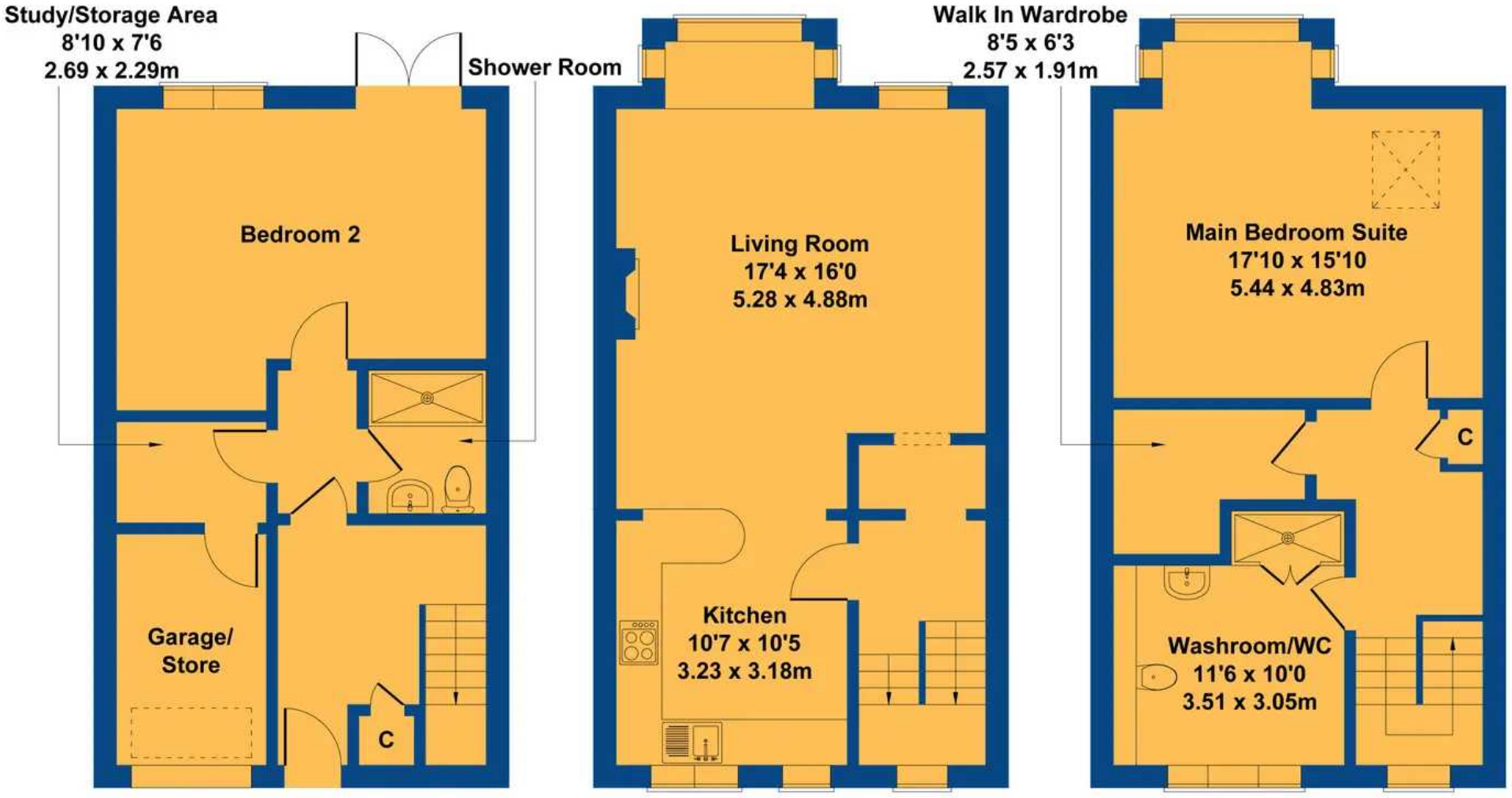






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Approximate Gross Internal Area
1399 sq ft - 130 sq m



GROUND FLOOR **FIRST FLOOR** **SECOND FLOOR**

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.