

Llandaff Road, Cardiff

Offers In Excess Of £425,000

RARELY AVAILABLE FIVE BEDROOM MID-TERRACE HOUSE MGY are delighted to present this spacious five bedroom, mid-terrace house in the highly sought after area of Pontcanna. The accommodation is split over three levels and comprises entrance hall, lounge, dining room, kitchen/diner, and utility room to the ground floor, three bedrooms, family bathroom, to the first floor, and a further two bedrooms and shower room to the second floor. The property further benefits from off road parking for two cars, gas central heating throughout, and a private rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

ENTRANCE PORCH

Entered via uPVC door. Wood block flooring. Coving and dado rail. Second doorway leading to hallway.

HALLWAY

Continuation of wood block flooring into entrance hallway. Coving and dado rail. Pendant light fitting. Radiator. Storage cupboard under stairs. Stairs rising to first floor.

LOUNGE

13' 2" x 11' 10" (4.01m x 3.61m)

uPVC sliding patio doors leading to rear garden. Alcoves with fitted cupboard to one side and fixed shelving. Space for electric wood burner fire with slate effect hearth and marble base. Carpeted flooring. Coving and dado rail. Pendant light fitting. Radiator.

DINING ROOM

14' 4" x 12' 11" (4.37m x 3.94m)

uPVC double glazed window to front aspect. Carpeted flooring. Coving and dado rail. Pendant light fitting. Radiator.

KITCHEN

14' 11" x 8' 7" (4.55m x 2.62m)

Good sized kitchen with a range of wall and base units across two walls with complimentary black marble effect work surfaces with tiled splash backs and inset sink and drainer with mixer tap over. Integrated appliances include: fridge, oven and four ring gas hob with extractor fan over. Space for table and chairs. Radiator. uPVC double glazed patio doors leading to rear garden. Leading to;

UTILITY ROOM

8' 7" x 8' 4" (2.62m x 2.54m)

uPVC double glazed window to side aspect. Additional wall and base units across one wall with inset sink and mixer tap plus tiled splashbacks. Space for freestanding fridge/freezer. Space and plumbing for washing machine and tumble dryer. Loft space above. Radiator

FIRST FLOOR

FIRST FLOOR LANDING

Carpeted stairs leading to split level landing. Coving and dado rail. Pendant light fitting. Radiator. Doorway through into bathroom. Further stairs leading to three bedrooms and stairs to second floor.

BEDROOM ONE

12' 11" x 11' 5" (3.94m x 3.48m)

Good sized double bedroom with uPVC double glazed window to front aspect. Carpeted flooring. Coving and dado rail. Alcoves. Radiator.

BEDROOM TWO

13' 2" x 11' 10" (4.01m x 3.61m)

Another good sized double bedroom with uPVC double glazed window to rear aspect. Carpeted flooring. Coving and dado rail. Alcoves. Radiator.

BEDROOM FIVE

12' 11" x 6' 9" (3.94m x 2.06m)

uPVC double glazed window to front aspect. Carpeted flooring. Coving. Pendant light fitting. Radiator.

BATHROOM

14' 11" x 8' 7" (4.55m x 2.62m)

Four piece suite in white comprising; fully marble tiled bath, corner walk in shower cubicle with electric shower over, pedestal wash hand basin and low level dual flush WC. uPVC double glazed obscure windows to side aspect. Two storage cupboards, one housing gas combination boiler which is five years old. Fully tiled walls and tiled floor. Radiator.

SECOND FLOOR

BEDROOM THREE

11' 3" x 10' 9" (3.43m x 3.28m)

Double bedroom with carpeted flooring. Two Velux windows to front aspect. Radiator. Spotlights.

BEDROOM FOUR

10' 2" x 9' 2" (3.10m x 2.79m)

A good sized double bedroom with UPVC double glazed window to rear aspect. Carpeted flooring. Radiator. Spotlights.

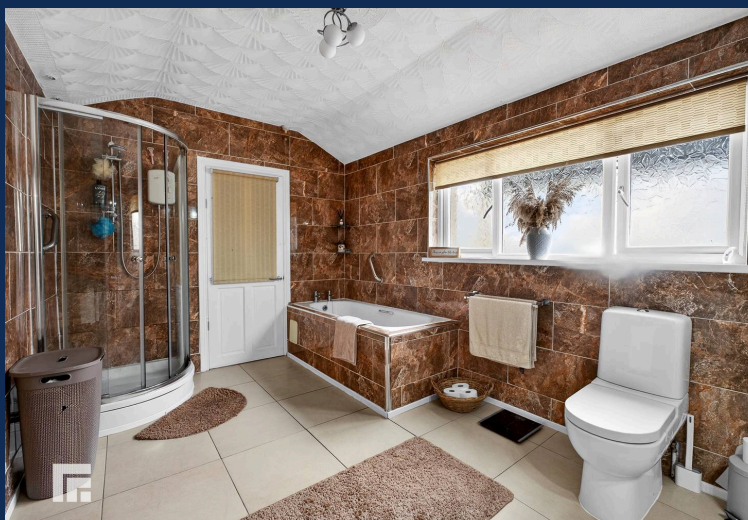
SHOWER ROOM

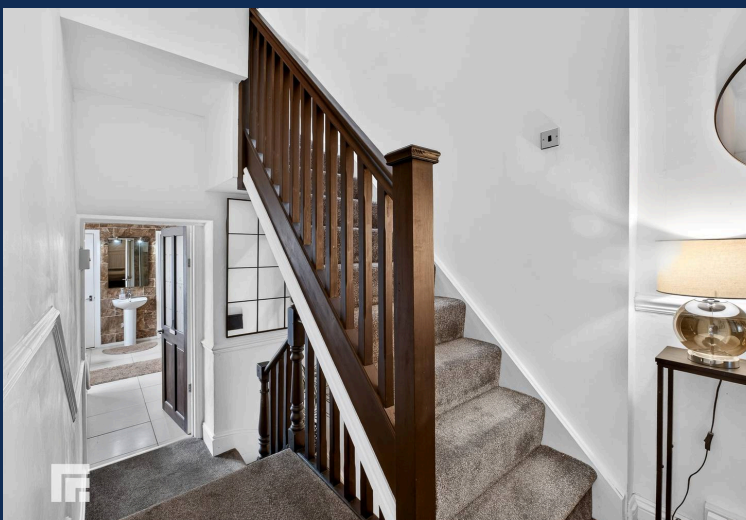
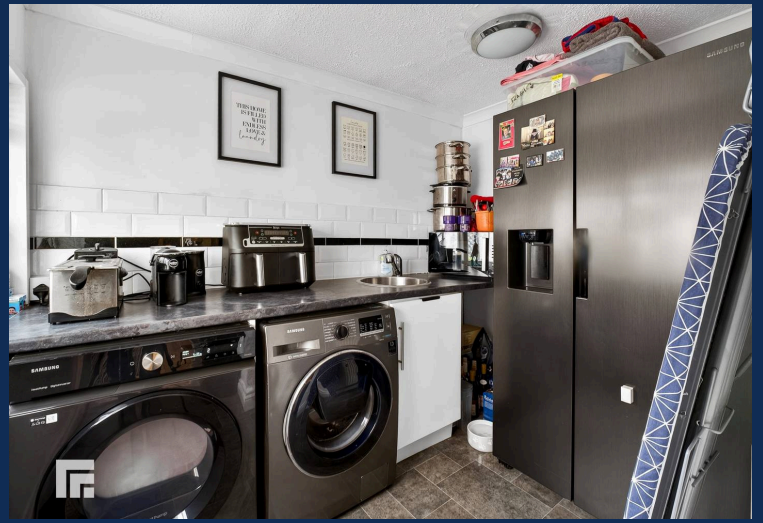
9' 5" x 5' 1" (2.87m x 1.55m)

Shower cubicle with mains rainfall showerhead and separate fixture over. Corner pedestal wash hand basin. WC. Velux window. Vinyl flooring. Heated towel rail. Extractor fan. Spotlights.

TENURE

MGY are advised that the property is FREEHOLD.







GARDEN

Private rear garden with laid to concrete with an array of flower beds across one wall. Garden shed and outhouse. Two off-road parking spaces to rear entered via electric roller shutter from lane behind.

SECURE GATED

2 Parking Spaces

Two off-road parking spaces to rear entered via electric roller shutter from lane behind.



PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK