

Burlington Terrace

LLANDAFF, CARDIFF, CF5 1GG

GUIDE PRICE £525,000

Hern &
Crabtree



Burlington Terrace

Set on the ever-popular residential street of Burlington Terrace in Llandaff, this spacious and characterful three-bedroom end of terrace home offers a fantastic opportunity for buyers to create their ideal living space. Bursting with period charm and original features, the property is a blank canvas, ready for its next occupier to move straight in and make it their own.

The ground floor accommodation comprises a welcoming entrance hall with period tiled flooring, a bright and airy lounge, a versatile sitting room/home office, a dining room, practical utility area, and a shower room.

Upstairs, the property continues to impress with three well-proportioned bedrooms, a modern fitted kitchen complete with a breakfast bar, and access to a private balcony — perfect for morning coffee or evening relaxation and a stylish shower room.

Additional features include a generous basement offering excellent storage or potential for further development, and a private rear garden ideal for outdoor entertaining.

Burlington Terrace enjoys a prime location nestled between Llandaff, Victoria Park, and Canton. Residents benefit from an excellent range of local amenities including shops, cafés, and some of Cardiff's most highly regarded restaurants. The area is well-served by public transport links and offers easy access to the M4 via the A48.



1642.00 sq ft

Entrance

Entered via wood front door, coved ceiling, vertical radiator, stairs to the first floor and stairs to the basement, fuse board.

Living Room

Double glazed bay window to the front, radiator, coved ceiling, picture rail.

Sitting Room/Home Office

Double glazed window to the rear, radiator, coved ceiling, picture rail.

Dining Room

Double glazed window to the side, radiator, dado rail.

Utility

Double glazed window to the side, worktop, space and plumbing for a washing machine and tumble dryer, cupboard housing the combination boiler, laminate flooring.

Downstairs Bathroom

Double obscure glazed window to the side, walk in shower, w.c and wash hand basin, radiator, laminate flooring.

First floor Landing

Stairs rise up from the hall, access to loft space, radiator, storage cupboard.

Kitchen

Double glazed doors opening onto balcony, fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, a four ring gas hob and oven and grill, integrated fridge and freezer, integrated dishwasher, laminate flooring.

Bedroom One

Double glazed bay window to the front, radiator, coved ceiling, picture rail.

Bedroom Two

Double glazed window to the rear, radiator, coved ceiling.

Bedroom Three

Double glazed window to the front, radiator, coved ceiling.

Bathroom

Double obscure glazed window to the side, walk in shower, w.c and wash hand basin, heated towel rail, storage cupboard, tiled walls and floor.

BASEMENT

Workshop

Laminate flooring.

Basement Room

Obscure window to the side, radiator, laminate flooring.

Basement 2nd room

Double glazed window to the side, radiator.

Rear Garden

Enclosed by stone wall and fencing, large paved area, mature flower borders, cold water tap.

Front

A forecourt front with low rise wall, bike storage.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

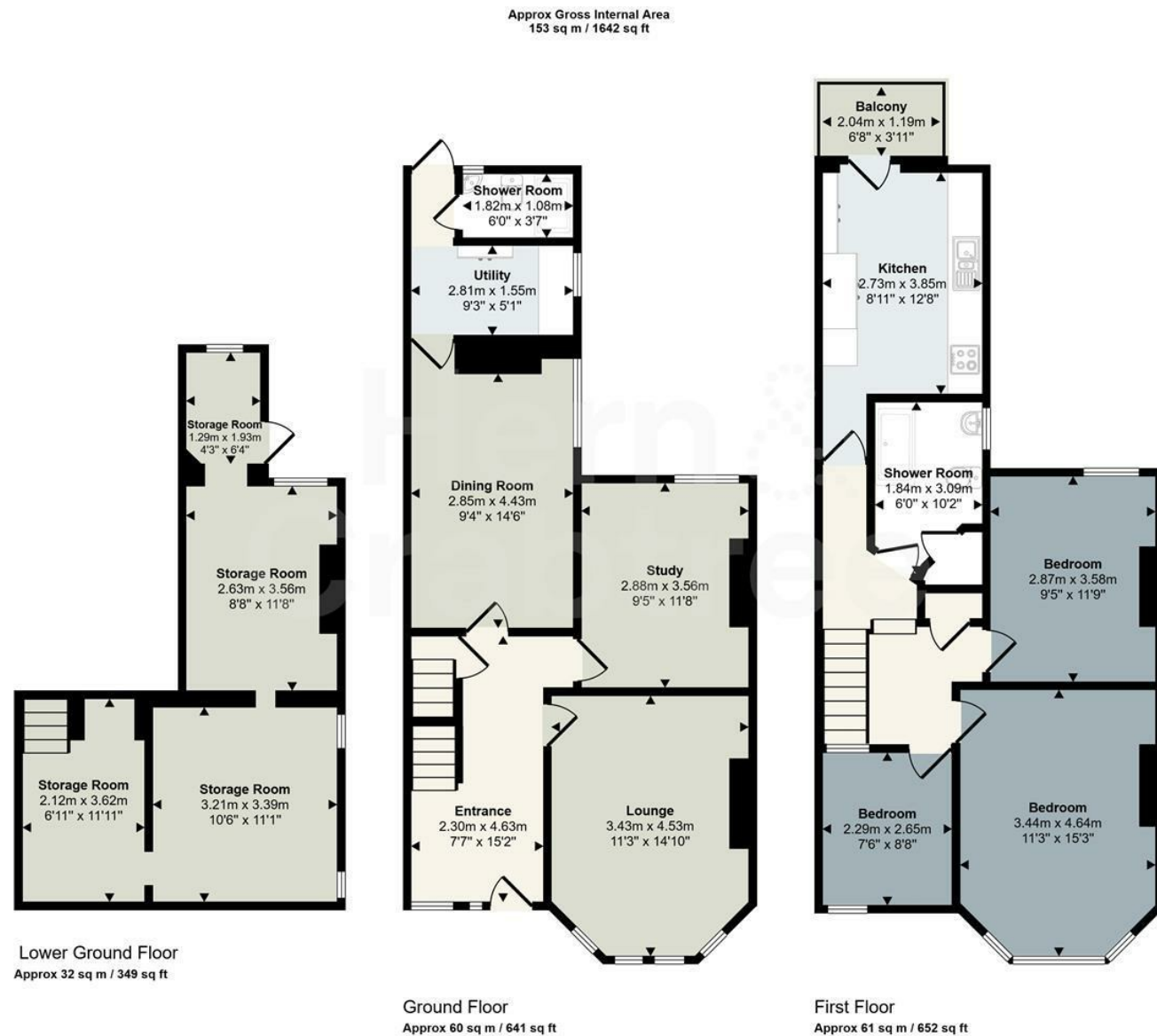
Additional Information

Council Tax - E

Epc - D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	73
		EU Directive 2002/91/EC

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



**Hern &
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