Imperial Buildings Row

LLANDAFF, CARDIFF, CF5 2EF

GUIDE PRICE £475,000

Hern & Crabtree



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No Chain. A unique opportunity to acquire this recently renovated mid-terrace three bedroom house located in the heart of Llandaff's historic village. The Old Post Office has been completely transformed throughout and is set over three stories with the additional benefit of a basement level.

The light and spacious accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge, Open Plan Kitchen/Diner with French Doors out to the Rear Garden to the ground floor. To the first floor are: Two Bedrooms with an En-Suite to Bedroom One and a Family Bathroom. Furthermore to the top floor is a Master Bedroom with an En-Suite. The property further benefits from a enclosed private rear garden.

Llandaff village is arguably one of Cardiff's most sought after villages. There is a good selection of independent cafés, restaurants and eateries as well as the rowing club close by. The property is placed close to the Taff trail via Pontcanna playing fields. Be quick and book early! EPC = D











Approx sq ft

Council Tax Band: F

Entrance Hall
Entered via traditional wood front door with window above, stairs to the first floor with under stairs storage, wood laminate flooring.

Cloakroom
With w.c and vanity wash hand basin, extractor fan, spotlights, part tiled walls, laminate flooring.

Lounge
12'8" max x 19'3" max irregular shaped room
Double glazed wood sash windows with obscure glazing to the front and side, cast iron radiator, cast iron fireplace with slate mantle, TV point, wood laminate flooring, trap door to basement area, open plan to:

Kitchen/Diner
12'7" max x 10'7"
Double glazed french door to the garden, door to utility area, cast iron radiator, kitchen has wall and base units with granite work tops over, four ring AEG hob with cooker hood above and integrated oven, one and a half bowl sink with mixer tap, AEG dishwasher, integrated fridge/freezer, laminate flooring.

First Floor
Stairs from entrance hall with wooden handrail and spindles, double glazed wood sash window, radiator, stairs to the second floor.

Bedroom One
11'11" max x 15'5" max irregular shaped room
Double glazed wood sash windows to front and side, radiator, door to:

En Suite
Fitted with bath with plumbed shower over and glass splashback screen, w.c and vanity wash hand basin, chrome heated towel rail, extractor fan, half tiled walls, tiled flooring.

Bedroom Two
9'11" x 11'11"
Double glazed sash window to the rear, radiator.

Bathroom
6'11" x 5'3"
Fitted with bath with plumbed shower over and splashback screen, w.c and vanity wash hand basin, shaver mirror with light, spotlights, extractor fan, chrome heated towel rail, half tiled walls, tiled flooring.

Second Floor
Stairs from first floor landing with wooden handrail and spindles.

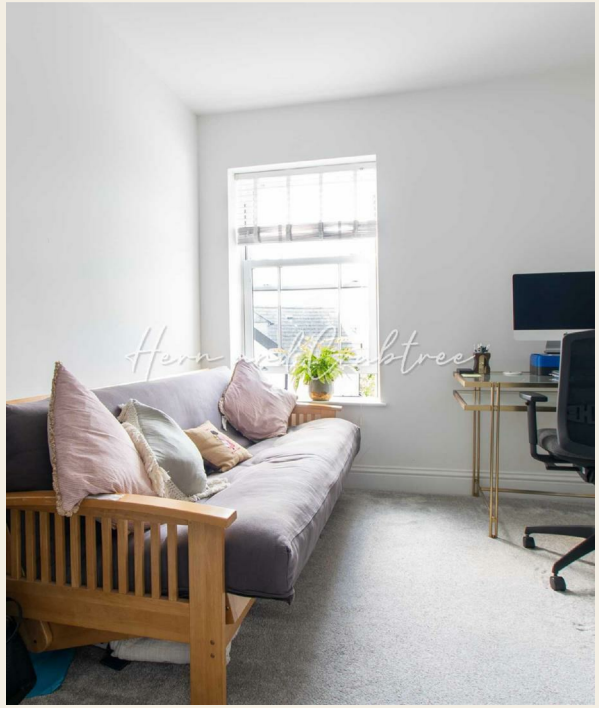
Bedroom Three
14'11" max x 18'3" max irregular shaped room
Please note floor to ceiling height is 8'5 max. Double glazed window to the rear, two radiators, eaves storage, door to:

En Suite.
Fitted with shower, w.c and wash hand basin, half tiled walls, tiled flooring.

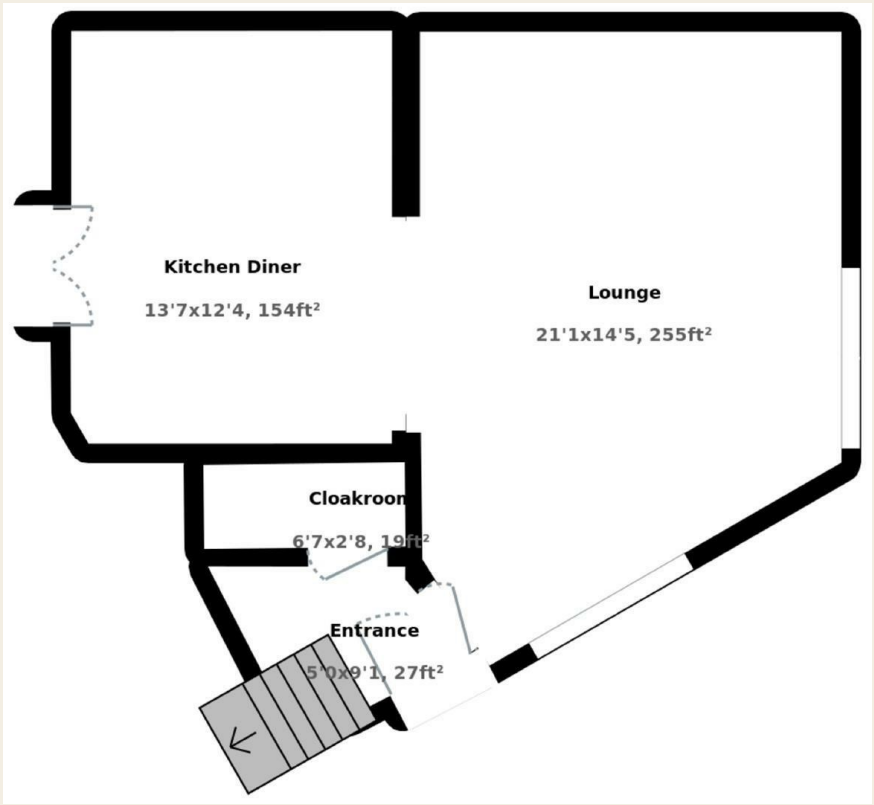
Garden
A courtyard garden enclosed with timber framed fencing, paved patio, timber framed storage shed.

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

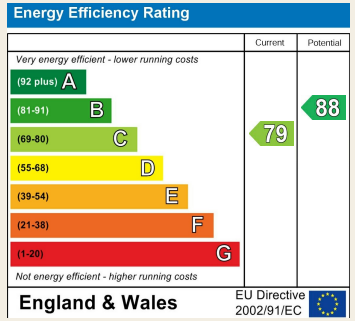
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



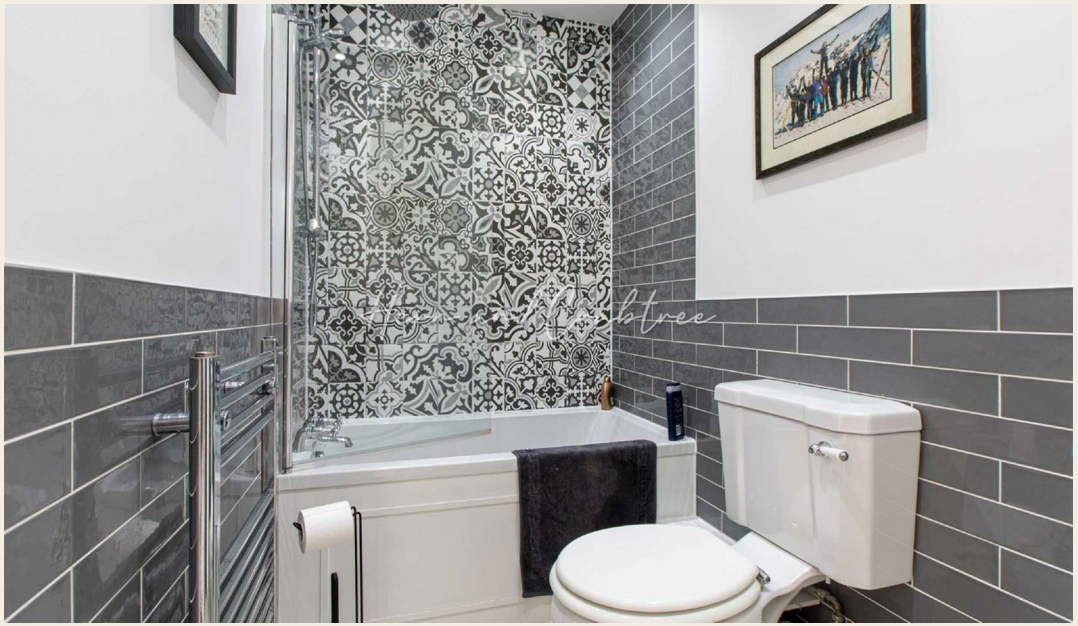
Good old-fashioned service with a modern way of thinking.











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