Chapel Street

LLANDAFF, CARDIFF, CF5 2EA

GUIDE PRICE £285,000

Hern & Crabtree



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No chain. A true gem in the heart of the highly sought-after Llandaff Village, this charming two-bedroom mid-terraced cottage offers a wonderful opportunity to acquire a property full of character and excellent potential.

Ideally positioned just a 25-metre walk from Llandaff High Street, the property is perfectly placed to enjoy the village's excellent selection of independent shops, cafés, bars and restaurants.

While the cottage would benefit from modernisation, it offers an exciting opportunity for a new owner to put their own stamp on the property, creating a home tailored to their individual tastes and style, whilst enhancing its inherent charm and appeal.

The accommodation briefly comprises an entrance hall, an open-plan lounge/diner and a fitted kitchen with a dining area. To the first floor are two double bedrooms and a four-piece family bathroom.

Externally, the property further benefits from an enclosed rear garden, offering an ideal space for relaxing, entertaining or creating a beautiful outdoor retreat.

With its desirable village-centre location, undeniable charm and excellent potential, this delightful cottage represents a fantastic opportunity for first-time buyers, downsizers or those looking for a rewarding project in one of Cardiff's most desirable locations.











Approx 855.00 sq ft

Council Tax Band: F

Entrance Hall
Entered via a wood front door, understairs cupboard, wooden flooring.

Living/Dining Room
Single glazed sash window to the front and the rear, radiators, two wooden fireplace with stone hearth, fitted cupboards, wooden floor.

Kitchen
Single glazed window to the rear and the side, pvc door to the side, kitchen has wall and base units with worktop over, electric hob and integrated electric oven and grill combi, one and a half bowl sink and drainer, combination boiler, radiator, tiled floor.

First Floor Landing
Stairs from the ground floor, wooden floor, access to loft space.

Bedroom One
Single glazed sash window to the front, radiator, fireplace, storage cupboards, wooden floor.

Bedroom Two
Single glazed window to the side and the rear, radiator, wooden floor.

Bathroom
Single obscure glazed window to the side, corner shower, bath, w. c and wash hand basin, airing cupboard, radiators, cork floor.

Courtyard
Low rise wall and fencing, paved stone garen.

Tenure and additional information
We have been advised by the seller that the property is freehold and the council tax band is F.

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations.

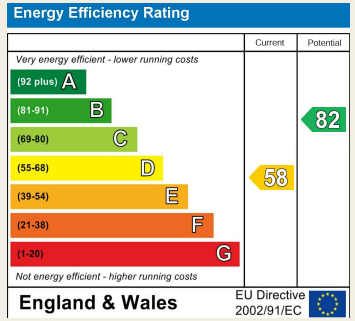
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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