

Mitre Place

LLANDAFF, CARDIFF, CF5 2EQ

GUIDE PRICE £650,000

**Hern &
Crabtree**



Mitre Place

A traditional five-bedroom, double-storey extended semi-detached house, perfectly positioned on this quiet no-through road just a stone's throw from the sought-after Llandaff Village.

Spacious throughout, the property offers excellent potential for the next occupier to put their own stamp on it and would make an ideal family home.

The accommodation briefly comprises an entrance hall, an open-plan kitchen/diner with a seamless flow into the kitchen, and access to the ground-floor living accommodation.

To the first floor are four bedrooms, a family bathroom and a further shower room, with stairs leading to a fifth bedroom on the upper floor.

Externally, the rear garden features a raised decking area spanning the length of the property, with steps leading down to a lawned area. To the front is off-road parking, together with an integral garage.

Llandaff village offers an array of independent shops, eateries and amenities along with the impressive Llandaff Cathedral and green. The Taff Trail is easily accessed from Fairwater Road and there are excellent bus links to Cardiff city centre. Reputable schools are close by, please see hern-crabtree.co.uk for a full breakdown of local schools with Ofsted reports and distances.



Approx 1699.00 sq ft

Entrance

Entered via a wooden front door into the hallway.

Hallway

Stairs to the first floor with open understairs storage. Recess lights. Radiator. Wooden flooring.

Living Room

Double glazed square bay window to the front. Recess lights. Wooden flooring. Built in wooden shelving in to the alcoves. Radiator. Squared off archway to the dining room.

Dining Room

Double glazed sliding patio doors to the rear. Feature fireplace. Built in shelving into the alcove. Recess lights. Radiator.

Kitchen

Double glazed door and window to the front. The kitchen is fitted with wall and base units with laminate worksurfaces. Double ceramic sink and drainer. Five ring integrated gas hob, oven and grill. Space for a fridge. Space and plumbing for a washing machine and dishwasher. Recess lights. Wooden flooring.

Cloakroom

Obscure double glazed window to the side. W/c and wash hand basin. Heated towel rail. Wooden flooring. Recess lights.

Internal Door Into the garage.

FIRST FLOOR

Landing

Wooden banister. Recess lights. Stairs to the second floor.

Bedroom One

Double glazed window to the front. Recess lights. Radiator. Door to Wet room.

Wet Room

Double glazed window to the rear. Shower, w/c and wash hand basin. Heated towel rail. Part tiled walls. Recess lights.

Bedroom Two

Double glazed square bay window to the front. Recess lights. Radiator.

Bedroom Three

Double glazed window to the front. Radiator. Recess lights.

Bedroom Four

Double glazed window to the rear. Recess lights. Radiator. Storage cupboard.

Bathroom

Double glazed window to the rear. Bath with shower, w/c and double wash hand basin. Heated towel rail. Tiled floor. Part tiled walls. Recess lights.

SECOND FLOOR

Dog leg staircase to the second floor. Wooden banister.

Bedroom Five

Double glazed window to the rear and double glazed skylight window to the front. Radiator. Storage into the eaves. Recess lights.

OUTSIDE

Front

Low rise brick wall. Small paved driveway leading to the integrated garage. Flower beds.

Garage

Power and light with up and over door. Combi boiler.

Rear

Enclosed with timber fencing. Large decked area. Steps leading down to a lawn area and trees. Cold water tap.

Tenure and additional Information

We have been advised by the seller that the property is freehold. EPC=. Council tax band F.

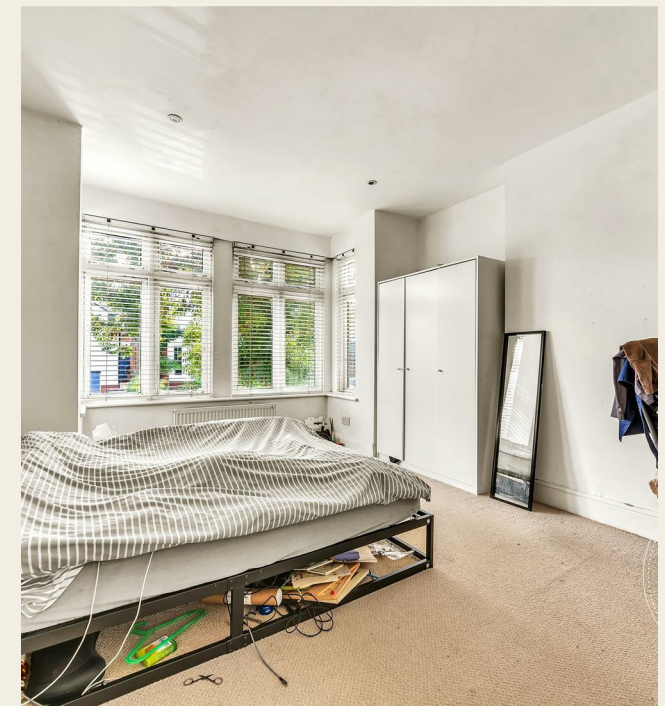
Disclaimer

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

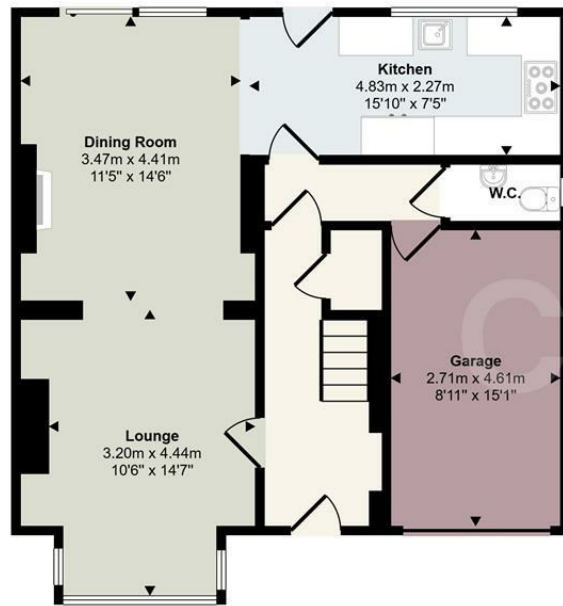
Council Tax Band: F

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.







Ground Floor
Approx 70 sq m / 756 sq ft

Denotes head height below 1.5m



First Floor
Approx 61 sq m / 660 sq ft



Second Floor
Approx 26 sq m / 283 sq ft

Approx Gross Internal Area
158 sq m / 1699 sq ft

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		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.

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