

# Chapel Street

LLANDAFF, CARDIFF, CF5 2EA

**GUIDE PRICE £285,000**

**Hern &  
Crabtree**



# Chapel Street

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

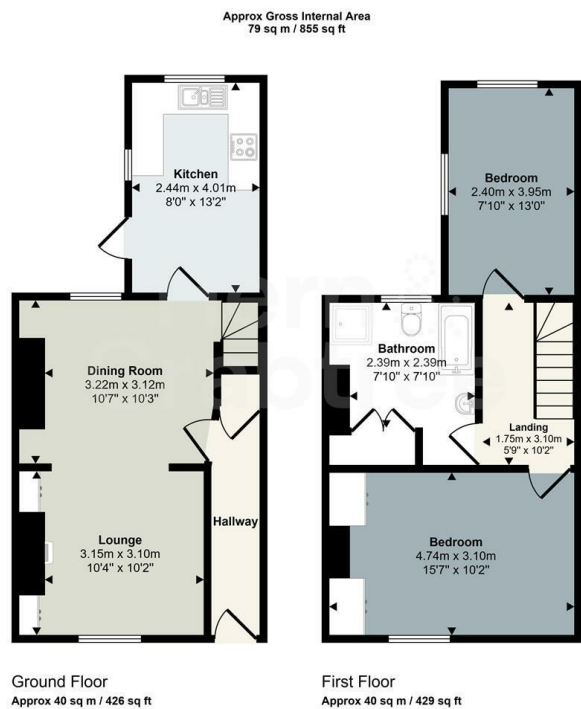
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Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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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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.



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



Hern & Crabtree

02920 555 198 | [llandaff@hern-crabtree.co.uk](mailto:llandaff@hern-crabtree.co.uk)

[hern-crabtree.co.uk](http://hern-crabtree.co.uk)

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5

2JJ

[f](#) [@](#) [in](#) [v](#)

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