

The Cathedral Green

LLANDAFF, CARDIFF, CF5 2EB

OFFERS IN EXCESS OF £400,000

**Hern &
Crabtree**



The Cathedral Green

NO CHAIN. Set within one of Cardiff's most picturesque and historic settings, this exceptional two-bedroom first-floor apartment forms part of The Old House on The Cathedral Green, right in the heart of Llandaff Village. With uninterrupted views across the magnificent Llandaff Cathedral and its beautifully kept green, this is a rare opportunity to own a home in a truly distinguished location.

The apartment has been comprehensively refurbished to a superb standard, blending modern finishes with the charm and character expected from such a historic setting. The result is a stylish, move-in ready home, perfectly suited to buyers seeking both elegance and practicality. Large windows flood the living space with natural light, while the lounge and principal bedroom both enjoy captivating views of the cathedral.

The accommodation is generously proportioned and well arranged, comprising a welcoming entrance hall, two spacious double bedrooms, a bright and comfortable lounge, a sleek kitchen/dining area ideal for entertaining, and a contemporary shower room finished to a high specification.

Externally, the property further benefits from off-street parking and a private garage to the rear, adding a valuable level of convenience.

Life in Llandaff offers a unique blend of tranquillity and connectivity. Just a short distance from Cardiff city centre, the area feels wonderfully removed, with its historic streets, local boutiques, independent cafés, and scenic walks along the River Taff. Excellent transport links, including nearby rail stations and easy access to the A48 and M4, make it an ideal base for both commuters and lifestyle buyers alike.



Approx 963.00 sq ft

Entrance

Two storage cupboards.

Bedroom One

Wood sash windows to the front and side with fitted shutters, radiator, coved ceiling.

Bedroom Two

Wood sash window to the side with fitted shutter, radiator, coved ceiling.

Shower Room

Wood sash window to the front, walk in style double shower with glass screen, raindrop shower head and separate shower mixer, w.c and vanity wash hand basin, light up shaver mirror, heated towel rail, spotlights, tiled floor.

Kitchen/Breakfast Room

Wood windows to the side, kitchen fitted with a range of wall and base units with worktop over, a central island with a four ring electric hob, twin bowl sink and drainer, cupboard housing the gas combination boiler, integrated washing machine, integrated dishwasher, integrated oven, integrated fridge/freezer, downlights, part exposed brick wall, vertical radiator, wood laminate flooring, step down to living room.

Living Room

Wood sash windows to the front overlooking the Cathedral Green, wood window to the rear, two radiators, feature panel wall, shelving and storage.

Garage

Accessed from the rear.

Tenure and Additional Information

We have been advised by the seller that the property is Leasehold with the owner owning a Share of the Freehold. There are 957 years remaining on the lease with the lease running for 999 years from 01/08/1984. The Service Charges are £125 pcm (£1500 per annum).

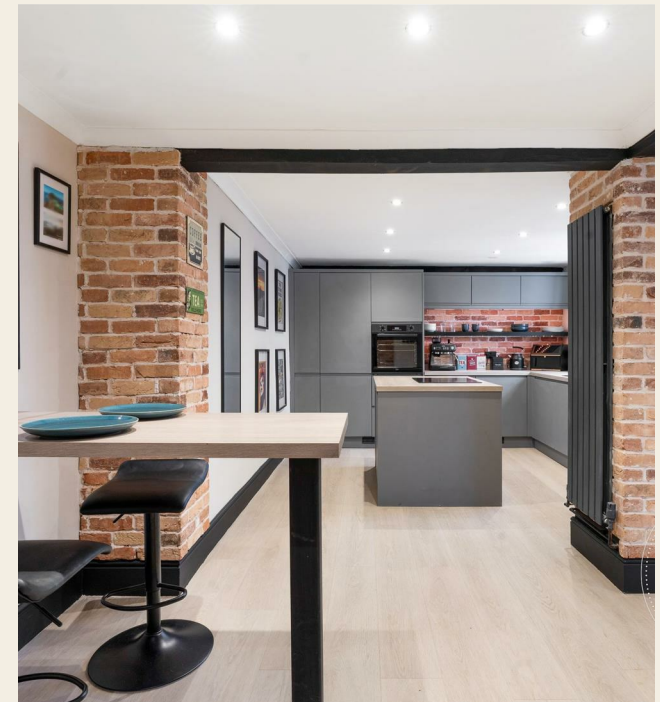
Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and

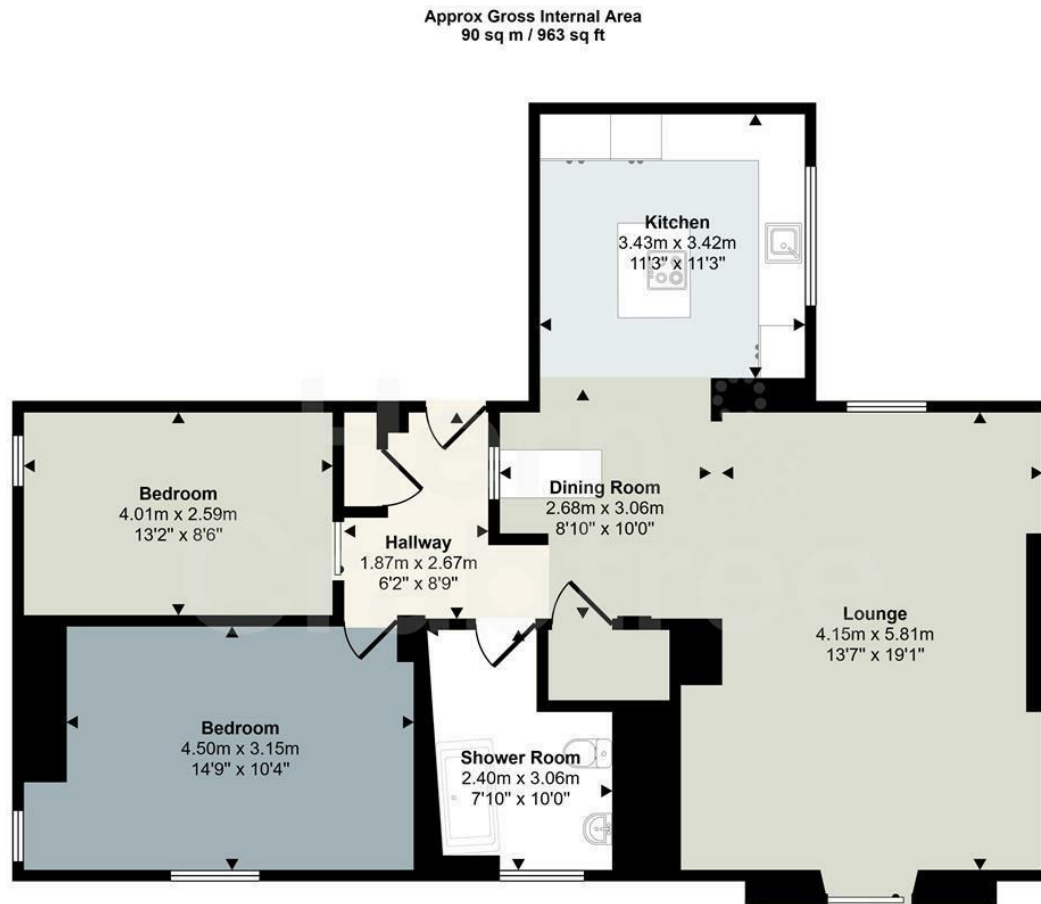
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Council Tax Band: F







Floorplan

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) 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

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



Hern & Crabtree

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