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*Imperial Buildings Row*

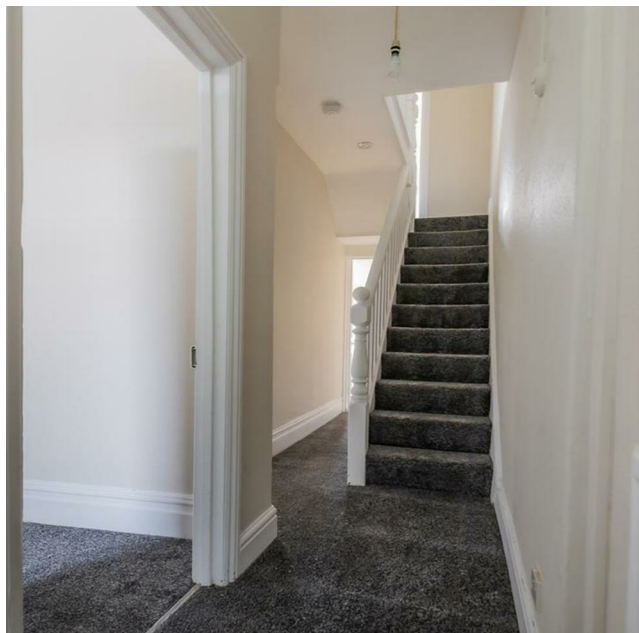
LLANDAFF

CARDIFF

VALE

CAERPHILLY

BRISTOL



Comments by Mr Luke Trezise

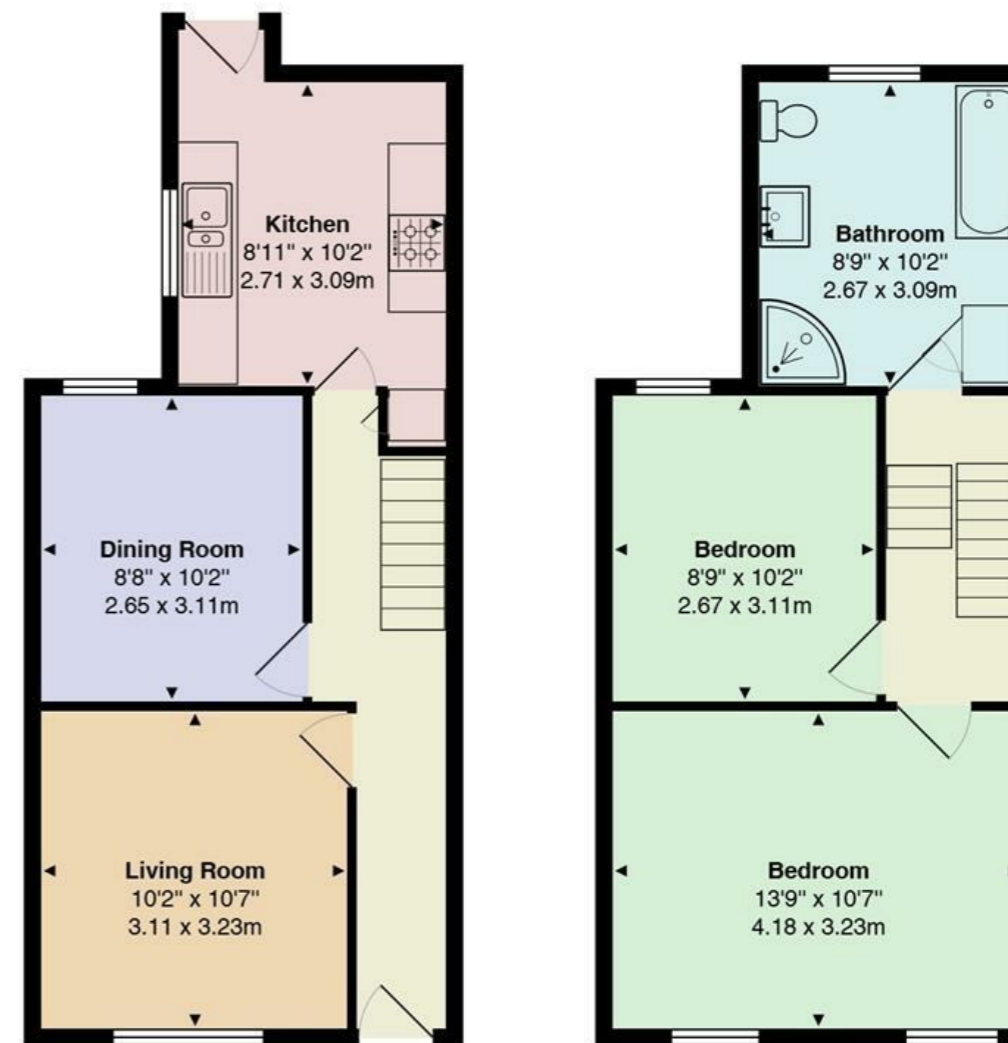
**Property Specialist**  
**Mr Luke Trezise**  
Senior valuer

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Comments by the Homeowner

### Imperial Buildings Row



Total Area: 789 ft<sup>2</sup> ... 73.3 m<sup>2</sup>

All measurements are approximate and for display purposes only



# Imperial Buildings

Llandaff, Cardiff, CF5 2EF

Asking Price

£350,000



2 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Nestled in the charming Imperial Buildings Row in Llandaff, Cardiff, this delightful two-bedroom mid-terrace home offers a perfect blend of comfort and convenience. With a well-proportioned reception room, this property is ideal for both relaxation and entertaining. The two bedrooms provide ample space for a small family or professionals seeking a peaceful retreat.

One of the standout features of this home is its enviable location. Just a short stroll away lies the magnificent Llandaff Cathedral, a stunning landmark that adds to the area's historical charm. The property is situated in a sought-after neighbourhood, known for its friendly community and picturesque surroundings.

Residents will appreciate the close proximity to a variety of amenities, including shops, cafes, and parks, ensuring that daily necessities are easily accessible. Furthermore, the absence of an onward chain makes this property an attractive option for those looking to move in without delay.

This home presents an excellent opportunity for first-time buyers, offering a blend of character and modern living in one of Cardiff's most desirable areas. Do not miss the chance to make this lovely property your own.



Hall

Living room 10'2 x 10'7 (3.10m x 3.23m)

Dining room 8'8 x 10'2 (2.64m x 3.10m)

Kitchen 8'11 x 10'2 (2.72m x 3.10m)

Bedroom 13'9 x 10'7 (4.19m x 3.23m)

Bedroom 8'9 x 10'2 (2.67m x 3.10m)

Bathroom 8'9 x 10'2 (2.67m x 3.10m )

EPC

Rating D

Council tax

Band E

School catchment area

CARDIFF

VALE

CAERPHILLY

BRISTOL

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

