



Llantrisant Road

LLANDAFF



Comments by Ms Gemma Simmonite



Property Specialist

Ms Gemma Simmonite

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A beautifully converted and exceptionally presented GARDEN apartment in the heart of Llandaff - just a 10 minute walk to the Village

Comments by Homeowner





Llantrisant Road

Llandaff, Cardiff, CF5 2PX

PCM

£1,300 PCM



2 Bedroom(s)



2 Bathroom(s)



839.00 sq ft



Contact our
Pontcanna branch

02920 499680

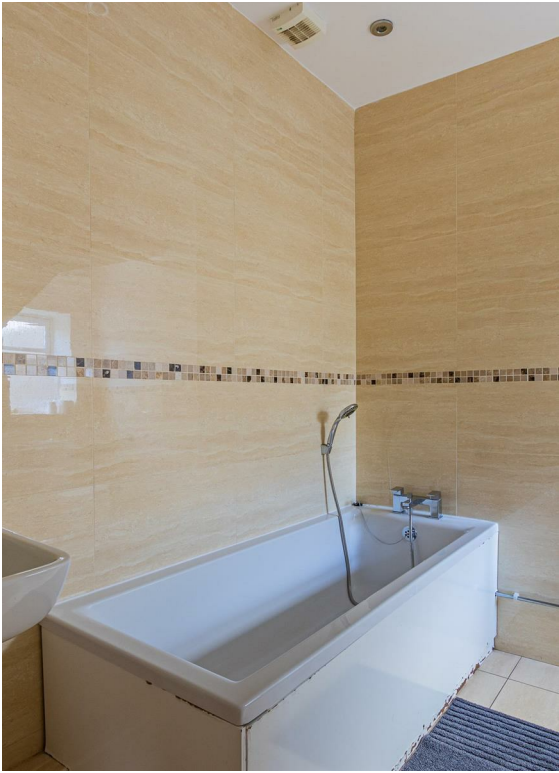
Jeffrey Ross are delighted to market this beautifully presented duplex apartment on the ever popular Llantrisant Road in Llandaff. This ground and first floor apartment comprises of entrance hallway, ground floor family bathroom, large kitchen with built in appliances opening to a large open plan living room / diner and large double bedroom on the ground floor. To the top floor we have the master suite with a large built in wardrobe and en-suite with walk in shower. The property further benefits from a spacious garden with decking, small lawn and chipping area, gas central heating, off-road parking and is offered fully furnished.

EPC Rating: C

Council Tax Band: B

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.









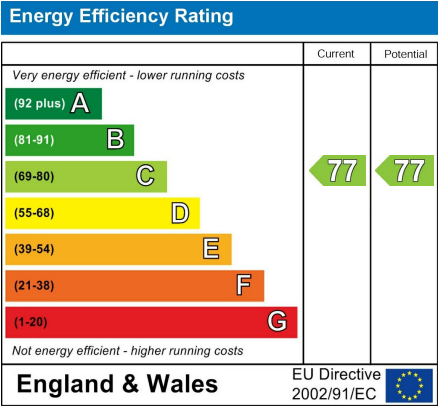
CARDIFF

VALE

CAERPHILLY

BRISTOL

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An exceptional, recently converted and beautifully presented, substantial, two double bedroom maisonette with superb accommodation laid out on ground and first floors with off street parking and a sunny, easily managed garden in an excellent situation at the rear of this converted house on the Llantrisant Road facing Greenwood Road.

* HALL * BATHROOM * FITTED KITCHEN OPEN TO SITTING AND DINING ROOM * GROUND FLOOR GUEST BEDROOM * BATHROOM * FIRST FLOOR MASTER BEDROOM * EN-SUITE SHOWER ROOM * SUNNY GARDEN * OFF STREET PARKING * EPC RATING 'C' *

A paved path leads through the front garden which provides off street parking to the double-glazed entrance door which opens to

Hall

Cupboard with gas fired combi condensing c.h. boiler (Worcester). Timber effect flooring. Carpeted stairs to first floor. High quality panelled doors to

BATHROOM

Fitted with contemporary sanitary ware comprising push-button w.c., pedestal wash basin and panelled bath with mixer / shower attachment. Inset spot lighting. Double-glazed window. High quality tiling to floor and partly to walls. Chrome towel radiator.

KITCHEN 3.96m (13'0") x 2.29m (7'6")

Open to Dining area. Fitted with attractive high gloss units and integrated fridge / freezer and dishwasher with timber work surfaces inset with a one and half bowl sink and gas hob with extractor chimney over and eye level oven. Plumbed for washing machine. Matching peninsular breakfast bar. Inset spot lighting. Timber effect flooring.

SITTING / DINING ROOM 6.91m (22'8") x 3.35m (11'0") max

A spaious reception area very well lit by natural light from the double-glazed windows overlooking the front and side gardens, double-glazed sliding doors opening to the garden and high level double-glazed windows in the vaulted ceiling over the sitting area. Matching flooring. Door to

GUEST BEDROOM 3.86m (12'8") x 2.77m (9'1")

A good size double room with double-glazed window and fitted carpet.

FIRST FLOOR

Landing with door to

MASTER BEDROOM 3.86m (12'8") x 3.12m (10'3")

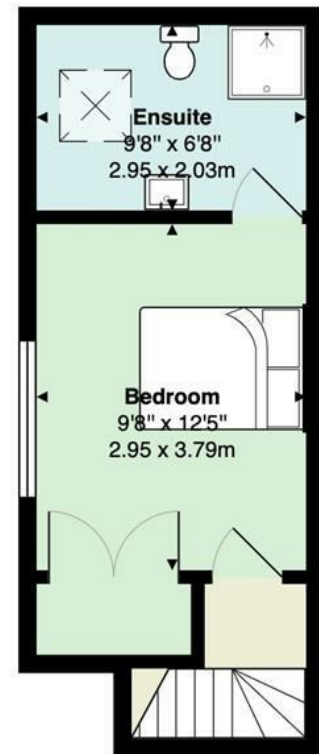
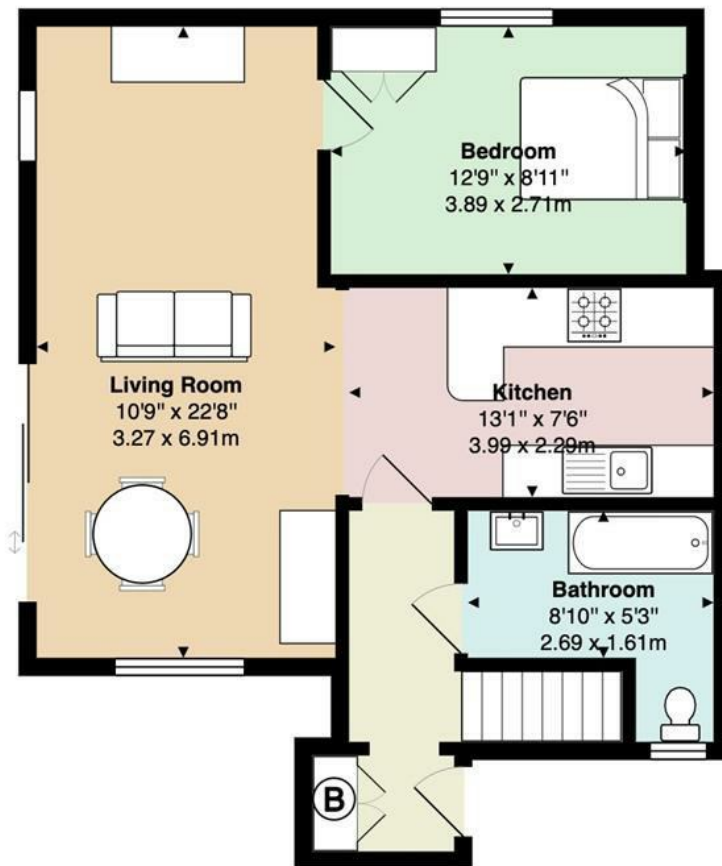
A good size double room with double-glazed window overlooking the garden. Wardrobes built-in to one wall. Fitted carpet. Door to

EN-SUITE SHOWER ROOM

Fitted with high quality sanitary ware comprising glazed and tiled shower cubicle with Douche shower head and body spray. Pedestal wash basin and push-button w.c. Tiled floor and part tiled walls. Double-glazed roof window. Inset spotlighting. Chrome towel rail.

OUTSIDE

Easily managed sunny garden laid mainly to grass enclosed by fenced boundaries



Rear Flat, Llantrisant Road

Total Area: 839 ft² ... 77.9 m²

All measurements are approximate and for display purposes only

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C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L