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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Bridge Street*

LLANDAFF



Comments by Ms Gemma Simmonite



**Property Specialist**  
**Ms Gemma Simmonite**  
 Lettings Negotiator

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## The Old Police Station, Llandaff



Total Area: 1560 ft<sup>2</sup> ... 144.9 m<sup>2</sup>

All measurements are approximate and for display purposes only

*High-end rental opportunity in the heart of Llandaff.*

Comments by the Homeowner





# Bridge Street

Llandaff, Cardiff, CF5 2EJ

PCM

£1,850 PCM



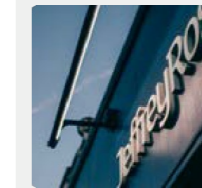
2 Bedroom(s)



2 Bathroom(s)



1560.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

In the heart of Llandaff and just a short stroll from the High Street and local bars, pubs and restaurants is this absolutely wonderful, two bedroom DUPLEX apartment that offers, space, style and grandeur from top-to-bottom. The Old Police Station was converted to make four absolutely superb apartments, each slightly different yet none disappoint. Apartment four is a first-floor, duplex apartment that offers two large, double bedrooms with ensuite shower room to the master - a second bathroom suite is also available with bathtub and shower over. The lounge / kitchen is a fantastic living space with modern and contemporary kitchen which offers integrated appliances, generous storage and worktop space with space for 6 seat dining table. A MEZZANINE level is located above the lounge which could be used as a bedroom space, large office or additional lounge. Available unfurnished, the property would be a perfect option for a couple looking for true quality in one of Cardiff's most sought after areas and within close proximity of the City Centre, Taff Trail, UHW and access in and out of the City. A wonderful apartment.

The property also offers two, off-road parking spaces.

EPC RATING of D  
COUNCIL TAX BAND of TBC



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**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>	<b>66</b>	<b>69</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

