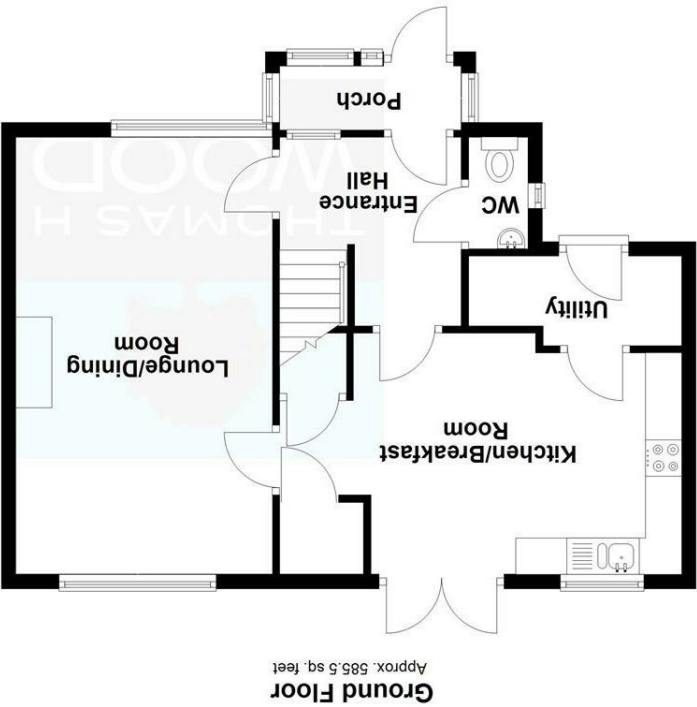


Total area: approx. 1045.1 sq. feet



Energy Efficiency Rating	
Current	Potential
	83
	71
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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5 Cathedral View,  
Llandaff North, Cardiff  
CF14 2RS

Asking Price £299,950  
House - Semi-Detached  
3 Bedrooms



**Tenure - Freehold**

**Floor Area - 1045.10 sq ft**

**Current EPC Rating - C71**

**Potential EPC Rating - B83**

Welcome to 5 Cathedral View, an immaculate and beautifully presented, three-bedroom family home. This exciting opportunity boasts a generous reception room, a spacious and light-filled open-plan kitchen/diner, ideal for both family living and entertaining guests. Furthermore, there is a utility room and WC to the ground floor. The first-floor features three generously sized double bedrooms, with fitted wardrobes to the master bedroom. A modern family bathroom completes this excellent home. Set on a generous plot, with delightful front and rear gardens, that are perfect for outdoor enjoyment, whether you're hosting a summer BBQ or simply relaxing in this quiet setting. Close to the excellent public transport links and the highly regarded primary and secondary schools. Viewings are highly recommended to appreciate this spacious and beautifully presented home

#### **ENTRANCE**

Via partially glazed UPVC front door leading to storm porch. Internal glazed door to spacious hallway. With laminate flooring, painted walls, smooth ceiling with coving. Stairs rising to the first floor.

#### **W.C.**

0.83m x 1.51m (2'8" x 4'11")

Low-level WC, wall mounted wash hand basin. Partially tiled walls, laminate flooring and UPVC window to the side aspect. Wall mounted combination boiler.

#### **LOUNGE**

3.54m x 6.03m (11'7" x 19'9")

A bright and spacious principal reception room with laminate flooring, painted walls and smooth ceiling with coving. Dual aspect UPVC windows and radiator panels.

#### **KITCHEN/DINER**

5.57m x 3.28m (18'3" x 10'9")

A modern kitchen with a range of wall and base units and contrasting work surfaces over. Integrated appliances include electric oven, microwave and electric hob. Stainless steel sink with drainer. UPVC window to rear. Ample space for dining table and chairs. Laminate floor, painted walls and smooth ceiling with coving. Useful storage cupboards.

#### **UTILITY**

2.92m x 1.59m (9'6" x 5'2")

Tiled floor, painted walls and space and plumbing for washing machine tumble dryer, and fridge freezer. UPVC door front and internal door kitchen.

#### **LANDING**

Via carpeted staircase to first floor. A spacious landing that is currently used as a working from home space.

#### **BEDROOM ONE**

3.56m x 3.14m (11'8" x 10'3")

Generous master bedroom with laminate floor paper walls, smooth ceiling with coving, fitted wardrobes along one side, radiator panel and two UPVC windows.

#### **BEDROOM TWO**

3.45m x 3.14m (11'3" x 10'3")

A further double bedroom with laminate floor, painted walls and smooth ceiling with coving. Radiator panel to UPVC window.

#### **BEDROOM THREE**

2.85m x 2.80m (9'4" x 9'2")

A good size third bedroom with laminate floor, painted walls, smooth ceiling with coving, UPVC window to the rear and radiator panel.

#### **FAMILY BATHROOM**

2.47m x 2.18m (8'1" x 7'1")

A modern three-piece bathroom with low-level WC, wall mounted wash hand basin with chrome mixer tap. Panelled bath with central taps and chrome mixer shower over and glazed shower screen. Chrome towel rail, fully tiled walls, smooth ceiling with coving and UPVC window.

#### **OUTSIDE**

##### **FRONT**

The generous frontage with pathway to front door, laid lawn and decorative gravel borders.

##### **REAR**

A generous garden with laid patio, leading to a generous lawn area with shrubs and plants.

#### **TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

#### **COUNCIL TAX**

Band C



