



KEY

EXECUTIVE

SALES

Price £325,000

, Heol Y Pavin, Cardiff CF5 2EG



- No Chain
- Heart of Llandaff Village
- Rear Garden
- Two Reception Rooms



Lounge
 16'1" x 6'7" (4.90m x 2.00m)
 Window to front, stairs, door to:

Kitchen
 13'7" x 5'11" (4.14m x 1.81m)
 Window to rear, door.

Dining Room
 9'3" x 11'0" (2.83m x 3.36m)
 Window to rear, door to:

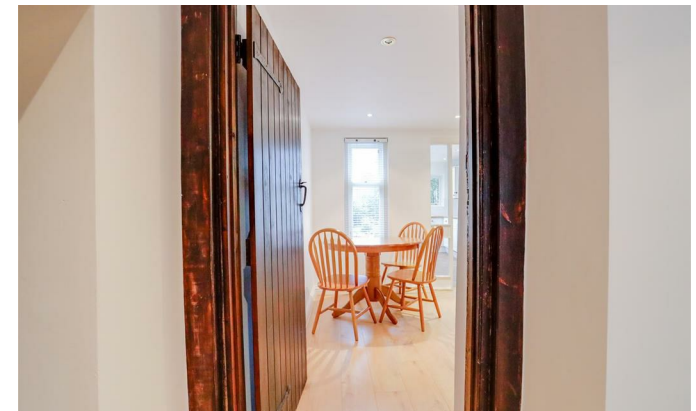
Bedroom
 Window to rear, door

Kitchen
 13'7" x 5'11" (4.14m x 1.81m)
 Window to rear, two doors.



Master Bedroom
 8'0" x 11'6" (2.44m x 3.51m)
 Window to front.

Bathroom
 Window to side, door to:



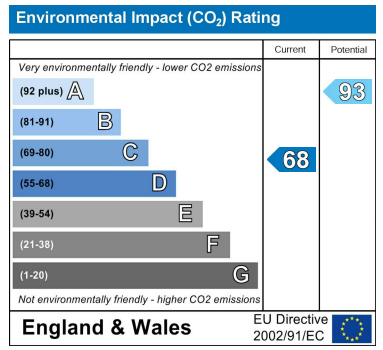
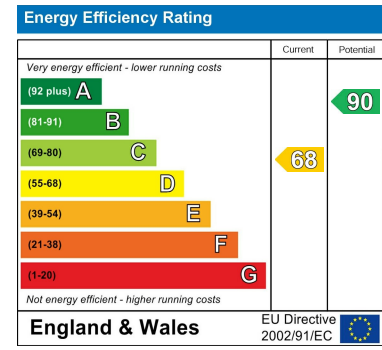
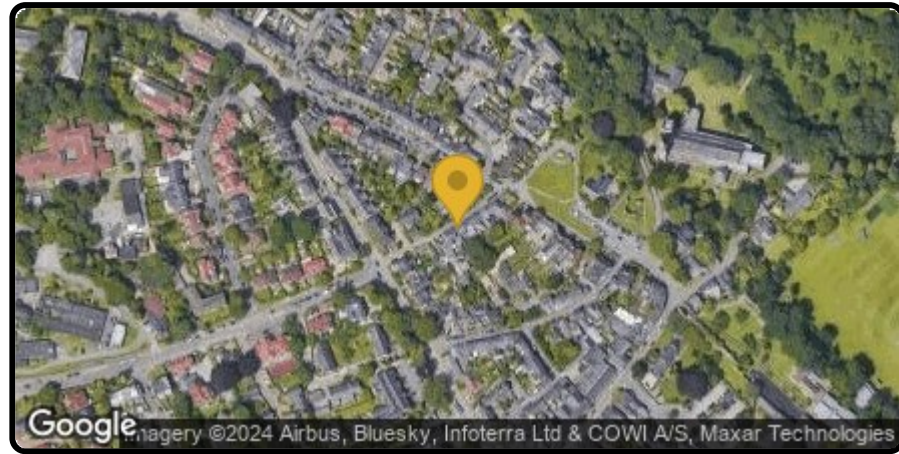
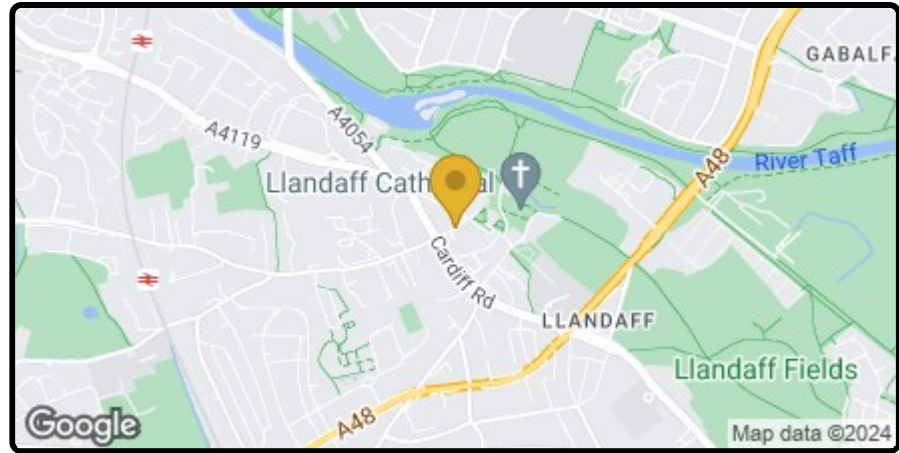
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Presenting this charming 2 bedroom Victorian cottage that is a mix of old and new. Situated in the heart of Llandaff, it's invaluable position next to Cathedral Green offers the new owner the perfect location near Llandaff High Street with its bespoke coffee shops, restaurants, pubs and shops, Llandaff Cathedral and Howells schools.

The accommodation is set over two floors and has original exposed beams throughout. The ground floor offers living room, dining room and extended kitchen. The first floor has two bedrooms and bathroom. The property benefits further from an enclosed rear garden, sash windows, gas central heating and storage.

No onward chain.

- Lounge - 4.90m x 2.00m (16'1" x 6'7")
- Dining Room - 2.83m x 3.36m (9'3" x 11'0")
- Kitchen - 4.14m x 1.81m (13'7" x 5'11")
- Dining Room - 2.83m x 3.36m (9'3" x 11'0")
- Master Bedroom - 2.44m x 3.51m (8'0" x 11'6")



Key Executive Sales

02920 489 000 | info@keyexecutivesales.co.uk | www.keylet.co.uk | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
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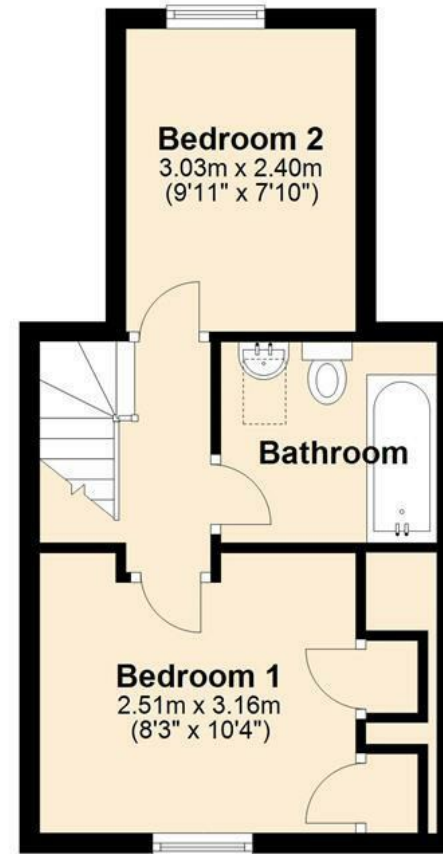
Ground Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



First Floor

Approx. 26.8 sq. metres (289.0 sq. feet)



Total area: approx. 63.3 sq. metres (681.8 sq. feet)