

Cardiff Road, Llandaff, Cardiff, CF5 2AB.



**GUIDE PRICE: £495,000 – EXPECTED COMPLETION SPRING 2020 –
APARTMENTS WILL BE LEASEHOLD**

- Expected completion Spring 2020
- Situated in an imposing Victorian residence
- In an excellent location
- Large South facing balconies and garden
- Each apartment has private parking for two cars
- Large rooms with high ceilings
- Three double bedrooms, each with 'en suite' facilities
- EPC Rating - T.B.C.
- For further details and expressions of interest please contact:

Chris Wheten at the Pontcanna branch.
Tel: 02920 344 434

**MOGINIE
JAMES**

Moginie James is delighted to offer for sale two luxury apartments, in a sought after location. The apartments are situated in an imposing Victorian residence. The current owners have lived in the property for twenty years and are retaining the ground floor for their own use. They are passionate to ensure that the development is carried out with the epitomy of quality and taste. Each apartment is spacious with high ceilings, large rooms and excellent light quality. There are good views from all directions. The large balconies and garden are South facing. Each apartment has three double bedrooms, each with 'en suite' facilities and storage. There are separate airing and cupboard spaces. The house will be connected to fibre broadband. There will be two private, dedicated car parking spaces per apartment. The private entrance to the apartments will be through Howells Crescent/Palace Road.



The development is perfectly located with quick and easy access to the City, the M4 and rail connections. It is on a main bus route with stops close by.

The Cathedral City of Llandaff and the artisan quarter of Pontcanna are within easy walking distance giving access to shops, restaurants and hostelryes.

Excellent surgery, pharmacy and dental practises are close at hand, as is the University Of Wales (Heath) Hospital.

It is possible to walk through parkland all the way to the Taff Trail and City Centre within twenty minutes.

Two of the best schools in Wales lie either side of the property.

The apartments are due for completion in the Spring of 2020.

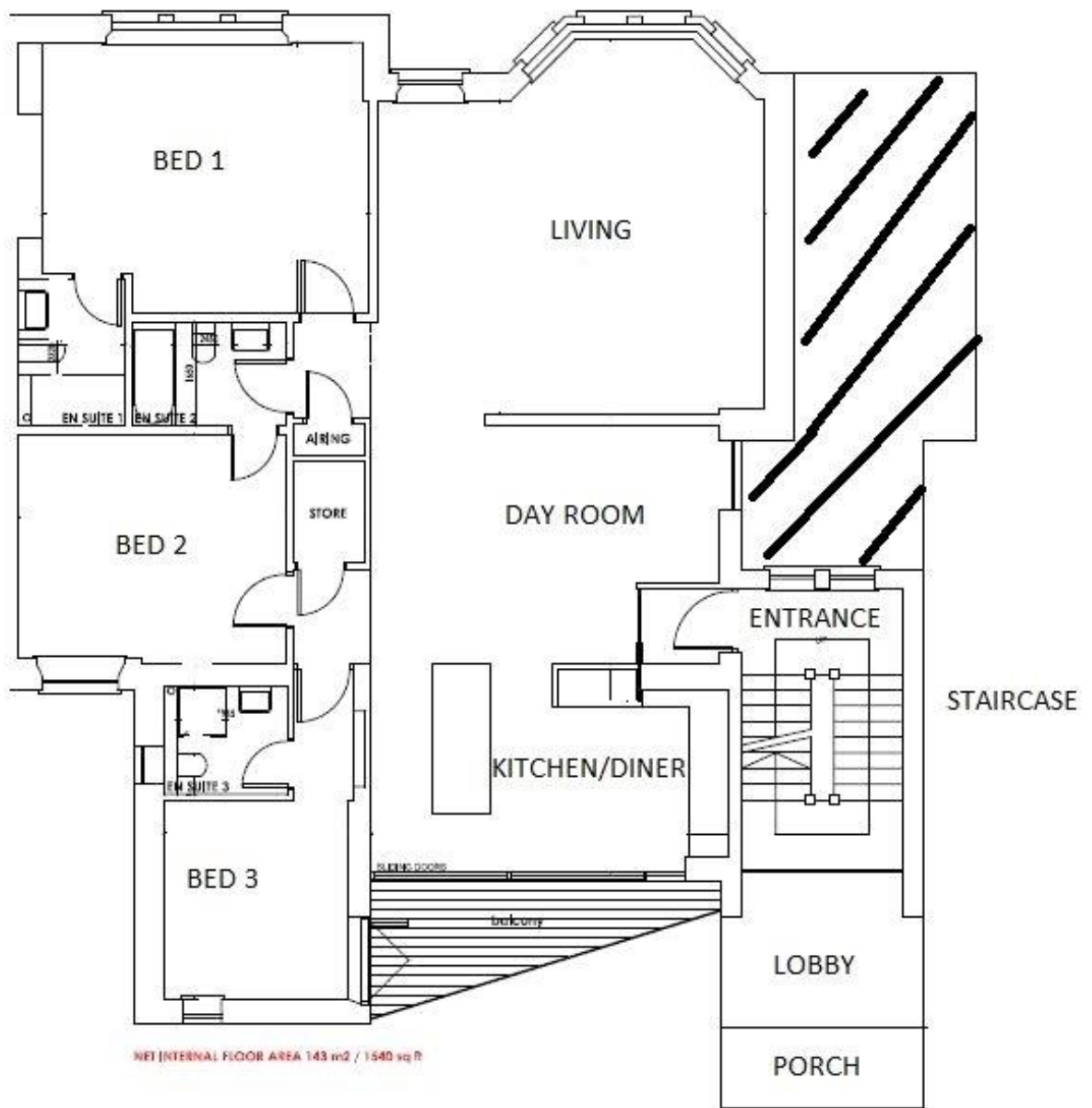
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Chris Wheten at the Pontcanna branch.

Tel: 02920 344 434

Email: chris@moginiejames.co.uk

pontcanna@moginiejames.co.uk



First Floor:

Living Room: 20'2" x 19'5" (6.15m x 5.92m).

Day Room: 17'5" x 12'5" (5.3m x 3.78m).

Kitchen: 18'6" x 10'6" (5.64m x 3.2m).

Bedroom One: 17'1" x 15'8" (5.2m x 4.78m).

En Suite:

Bedroom Two: 13'11" x 11'3" (4.24m x 3.43m).

En Suite:

Bedroom Three: 10'3" x 9'6" (3.12m x 2.9m).

En Suite:

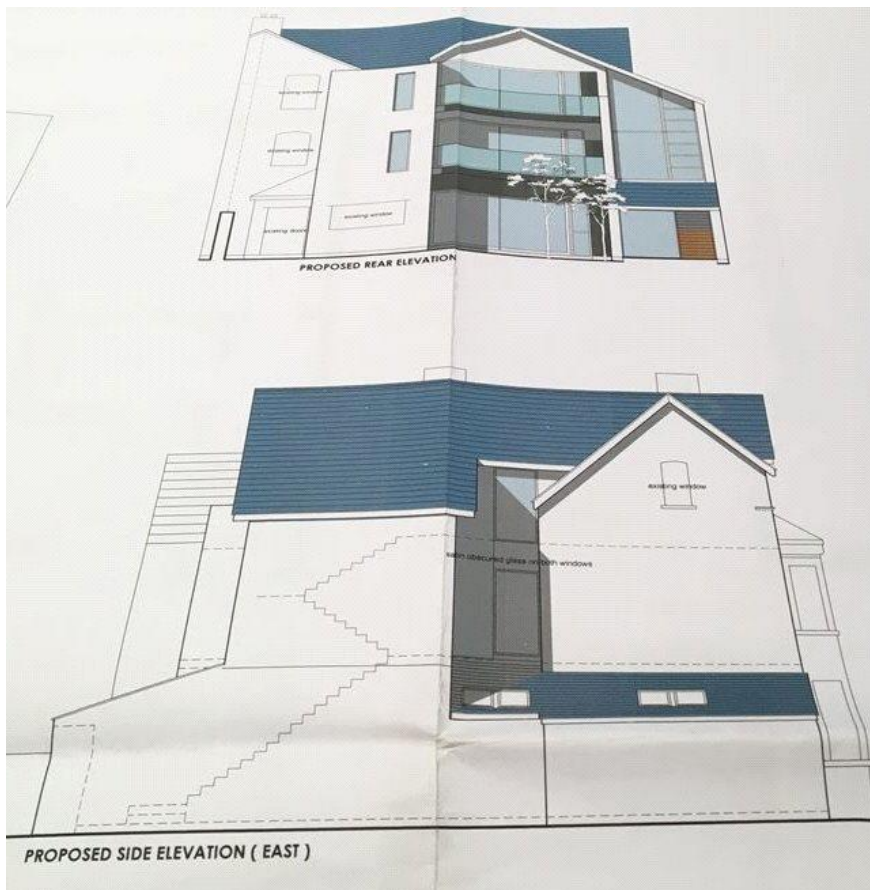
Outside:

Garden and Parking: Garden Area.

Parking for 2 cars.

Services: Gas, electricity, water and drainage.

Tenure: WE HAVE BEEN INFORMED THAT THE PROPERTY WILL BE LEASEHOLD BUT PLEASE VERIFY THIS VIA YOUR LEGAL REPRESENTATIVE.



Moginie James are the seller's agent for the sales and marketing of the property described on these particulars and your conveyancer is legally responsible for ensuring that the purchase agreement protects your position as purchaser. Moginie James make detailed enquiries of the seller to ensure that the particulars are as accurate as possible. However if you become aware that any of the information provided to you is not accurate please inform Moginie James as soon as possible so we can make the necessary correction. The services have not been tested.

Accreditations & Partners

