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CARDIFF VALE CAERPHILLY BRISTOL



A hidden gem in the heart of Llandaff Village

Comments by Mr Luke Trezise

Property Specialist

Mr Luke Trezise

Senior valuer

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A lovely family home with plenty of parking in a quiet cul de sac, just minutes away from Llandaff Cathedral and High Street, or a short bus journey, or walk to Cardiff City centre. Perfect location for going out, or just relaxing peacefully at home.

Comments by the Homeowner



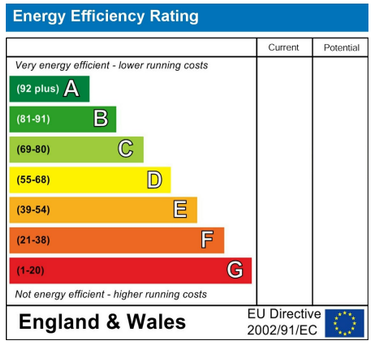
Bruton Place



Total Area: 120.8 m² ... 1301 ft²

All measurements are approximate and for display purposes only





Entrance Porch to Leading to Hallway

Kitchen / Breakfast Room 14'3" x 15'0" (4.34m x 4.57m)

Utility Room

Living Room 11'10" x 14'1" (3.61m x 4.29m)

Sitting Room 10'5" x 10'5" (3.18m x 3.18m)

Bedroom One 11'10" x 10'5" (3.61m x 3.18m)

Bedroom Two 10'5" x 10'5" (3.18m x 3.18m)

Bedroom Three 8'8" x 7'3" (2.64m x 2.21m)

Bedroom Four 6'0" x 12'6" (1.83m x 3.81m)

Tenure

Freehold

Bathroom 14'3" x 5'9" (4.34m x 1.75m)

Council Tax

Band G

School Catchment

Llandaff City, Church in Wales Primary School

Bishop Of Llandaff, Church of Wales Secondary School

My English medium primary catchment area is Peter Lea Primary School

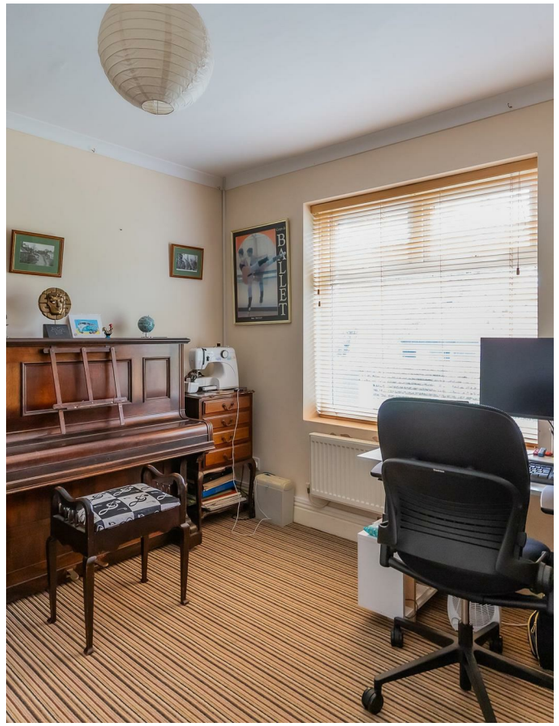
My English medium secondary catchment area is Cantonian High School

My Welsh medium primary catchment area is Ysgol Pencae

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

EPC

Rating TBC





Bruton Place

, Cardiff, CF5 2ER

Asking Price

£600,000

4 Bedroom(s) 1 Bathroom(s) 1301.00 sq ft



Contact our

Pontcanna Branch

02920 499680

Located in the peaceful Bruton Place, Llandaff, Cardiff, this charming four-bedroom extended family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,301 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

Situated in the highly desirable Llandaff village, residents will appreciate the peaceful surroundings while being just a stone's throw away from a variety of local amenities, including delightful eateries and inviting pubs. The location is particularly advantageous for families, as it is within walking distance to esteemed educational institutions such as Howells School and Cathedral School, The City of Llandaff Primary School & Bishop of Llandaff High School making school runs a breeze.

This home is perfect for those seeking a family-friendly environment without sacrificing access to the vibrant life of Cardiff. With its generous living space and prime location, this property is an excellent opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.

