

02920 204 555

253 Cowbridge Road West,  
Cardiff, CF5 5TD

e: sales@mr-homes.co.uk

www.mr-homes.co.uk

**MR HOMES**  
SALES & LETTINGS



Ovington Terrace Llandaff  
Cardiff CF5 1GF

Asking Price £460,000  
Freehold



# Ovington Terrace Llandaff, Cardiff, CF5 1GF

## Overview

- Mid-Terrace Edwardian Family House
- Sought After Location
- Stunning Period Features
- Three Reception Rooms
- Four Double Bedrooms
- Spacious Kitchen
- Close To Popular Schools
- Walking Distance Of Victoria Park & Thompsons Park
- Close To Shops, Restaurants & Cafes

Located in Llandaff, Cardiff CF5, one of the most sought after areas to reside in Cardiff. MR Homes are proud to present to the market this Edwardian, bay fronted mid-terrace family house in Ovington Terrace. The current owners have been in residence for the last 30 years and have enjoyed living in a house full of charm and character and have also enjoyed living there because of its proximity to Victoria park, Thompsons Park and Pontcanna Fields. Locally there a range of restaurants, cafes and amenities and popular, highly regarded schools.

The accommodation briefly comprises of an entrance hallway, sitting room, middle reception room, dining room, fitted kitchen, four double bedrooms, bathroom, and cloakroom. The property has an abundance of traditional period features to include working fireplaces, original tiled flooring, stripped wooden floorboards, newel posts with spindle balustrade, dado and picture rails. Our clients are highly motivated to sell their wonderful family home and are keen to secure a buyer as quickly as possible.

This is a super home, in a popular location. Contact MR Homes to arrange your viewing on the launch day, 02920 204 555.

EPC Rating = TBC. Council Tax Band = F.

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...





**Entrance Hallway 6' 5" x 17' 1" (1.95m x 5.20m)**

Access to the main residence is via the original door with etched glass inserts with side panels, stairs with spindle balustrade and fitted carpet lead to the first floor, coving to ceiling, dado rail, original tessellation tiled flooring, wall mounted radiator, doors to

**Sitting Room 16' 1" x 13' 5" (4.89m x 4.09m)**

Double glazed bay windows with upper stained glass windows to front, coving to ceiling, picture rail, original feature working fireplace with inlaid tiles, marble surround and tiled hearth, wall mounted radiator, stripped wooden floorboards, tv and power points

**Middle Reception Room 14' 5" x 10' 2" (4.39m x 3.09m)**

Original door with matching side panels lead into the garden, coving to ceiling, picture rail, original working fireplace with inlaid tiles, marble surround and tiled hearth, wall mounted radiator, fitted carpet, power points

**Dining Room 11' 1" x 9' 7" (3.37m x 2.93m)**

Original feature wall with glass panes, original feature fireplace with cast iron surround and tiled hearth, wall mounted radiator, original tiled flooring, power points, door to

**Kitchen 17' 7" x 10' 1" (5.36m x 3.08m)**

Original windows to rear and side with further door leading into the garden. A range of wall mounted and floor base units and drawers, slate work surfaces over, inset ceramic butler sink with mixer taps, tiled splash backs. Space for cooker, dish washer, washing machine and fridge freezer. Spacious pantry and further storage cupboard. Wall mounted Worcester boiler. Wall mounted radiator, tiled floor, power points

**Bedroom Three 10' 9" x 6' 8" (3.27m x 2.03m)**

Original sash window to rear, original alcove storage cupboard, access to loft hatch, wall mounted radiator, stripped wooden floorboards, power points

**Bathroom 10' 9" x 6' 8" (3.27m x 2.03m)**

Original sash window to rear. A suite to include a panel enclosed bath with mixer taps and wall mounted electric shower over, vanity hand wash basin with storage under, low level flush WC, chrome heated towel rail, large airing cupboard, part tiled walls, vinyl flooring

**Toilet 5' 5" x 2' 4" (1.66m x 0.70m)**

Original sash window to side, wall mounted corner sink with taps, low level flush WC, vinyl flooring

**Bedroom One**

16' 3" x 13' 4" (4.95m x 4.06m)

Double glazed bay window with stained glass windows to upper parts, picture rail, wall mounted radiator, fitted carpet, power points

**Bedroom Two**

13' 11" x 10' 1" (4.23m x 3.08m)

Original sash window to rear, wall mounted radiator, stripped wooden floorboards, power points

**Bedroom Four**

14' 8" x 16' 5" (4.48m x 5.0m)

Velux sky light windows to either side bath the room in natural sunlight, wall mounted butler sink with mixer taps, eaves storage to either side with further storage cupboard, fitted carpet, tv and power points



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## CARDIFF WEST

Homes House,  
 253 Cowbridge Road West,  
 Cardiff,  
 CF5 5TD

## FAIRWATER

173 Pwllmelin Road,  
 Fairwater,  
 Cardiff,  
 CF5 3QB

## GRANGETOWN

233 Penarth Road,  
 Grangetown,  
 Cardiff,  
 CF11 6FS