



**ST. GERMANS VICARAGE,
METAL STREET
ADAMSDOWN
CARDIFF CF24 0LB**

ASKING PRICE OF
£399,950



SEMI-DETACHED PROPERTY



4



2



2



2

TENURE: FREEHOLD

COUNCIL TAX BAND:

FLOOR AREA APPROX: 1,775 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

****TWO SEMI-DETACHED STONE COTTAGES** MAY SELL AS ONE DWELLING **** An exciting conversion of the former St. German's Vicarage & St. Agnes' Clergy House into two, three/four bedroom semi-detached stone cottages. These Grade II period properties retain many original features whilst allowing buyers to have their own input into the final specification, including a choice of kitchen, bathroom and flooring. Situated within close proximity to Cardiff City Centre.

The former St. German's Vicarage property briefly comprises hallway, lounge, dining room, kitchen and downstairs WC, plus four bedrooms and family bathroom. The former St Agnes' Clergy House property briefly comprises hallway, lounge, sitting room, dining room, kitchen and downstairs WC, plus three bedrooms and family bathroom. Both properties further benefit from both front and rear gardens. Please contact our Cardiff Bay office to find out more.

BEDROOM FOUR

12' 9" x 6' 4" (3.91m x 1.94m)

BATHROOM

14' 7" x 5' 10" (4.47m x 1.79m)

OUTSIDE

Private front and rear gardens.

LOCATION

The property is situated in this vibrant area, close to the City Centre and many amenities, including a wide array of shops and popular restaurants and bars. Viewing recommended.

HALLWAY

LOUNGE

17' 11" x 14' 0" (5.48m x 4.28m)

DINING ROOM

15' 6" x 14' 10" (4.73m x 4.53m)

KITCHEN

10' 8" x 11' 2" (3.27m x 3.41m)

STORAGE CUBOARD

10' 8" x 3' 10" (3.27m x 1.19m)

DOWNSTAIRS CLOAKROOM

7' 10" x 6' 2" (2.39m x 1.89m)

FIRST FLOOR

BEDROOM ONE

17' 11" x 14' 0" (5.48m x 4.27m)

BEDROOM TWO

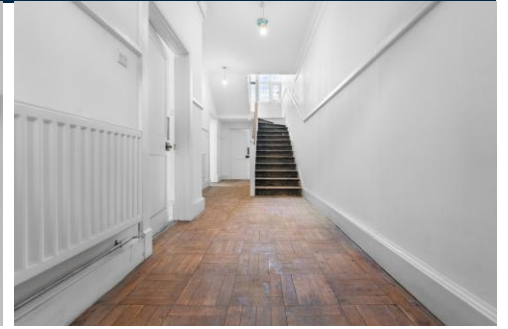
15' 7" x 10' 11" (4.77m x 3.35m)

BEDROOM THREE

11' 8" x 8' 11" (3.58m x 2.72m)



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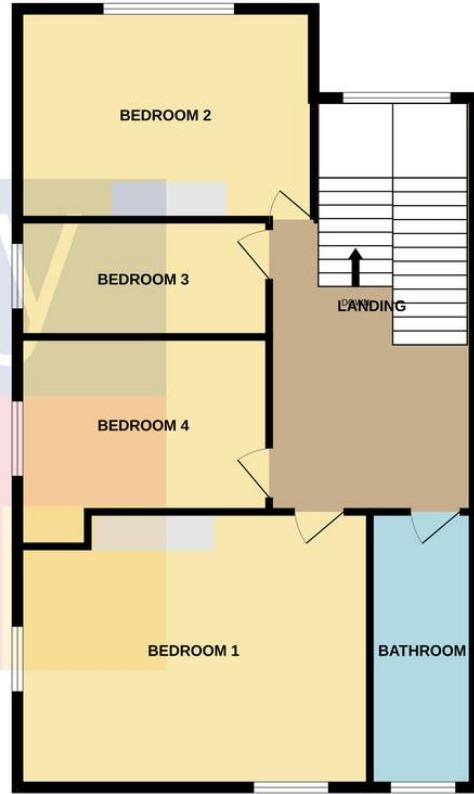


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GROUND FLOOR



1ST FLOOR



CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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