

IMPERIAL BUILDINGS  
LLANDAFF



# WELCOME

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Imperial Buildings offers a rare opportunity for you to own one of three stunning, thoroughly modern, and stylish townhouses in historic Llandaff.

The Old Post Office - a three bedroom house set over three storeys in the original building with private garden area.

The Mews - a brand new build two bedroom property, finished on the exterior to match the original 1886 brickwork and design.

The Cottage - a two bedroom house set over two storeys, also in the original building with private garden area .



# LLANDAFF

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A City within a City is rare enough. For one to exist with so much history and charm, almost untouched by time, is unique. Llandaff with its magnificent Cathedral and Green is just such a place.

With a history dating back to the 6th century, Llandaff has always been one of the most desirable areas to live in Cardiff.

Residents can enjoy the tranquil village atmosphere with boutique shopping, restaurants and gastro-pubs on their doorstep.

For 50 years, Imperial Buildings, set just off the Cathedral Green, was at the heart of Llandaff as the village post office.

This sympathetic regeneration into three superb town houses, guarantees it's future at the heart of Llandaff community.



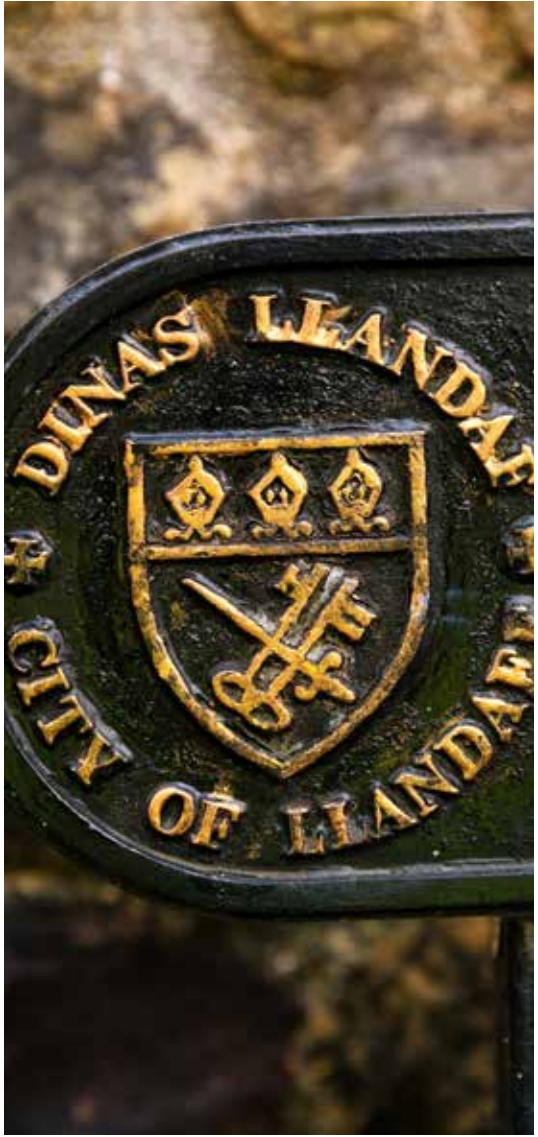
Llandaff Choir in front of Imperial Buildings (The Post Office) early 20th century



Llandaff Brownie Group in front of Imperial Buildings, circa 1940s











# THE OLD POST OFFICE

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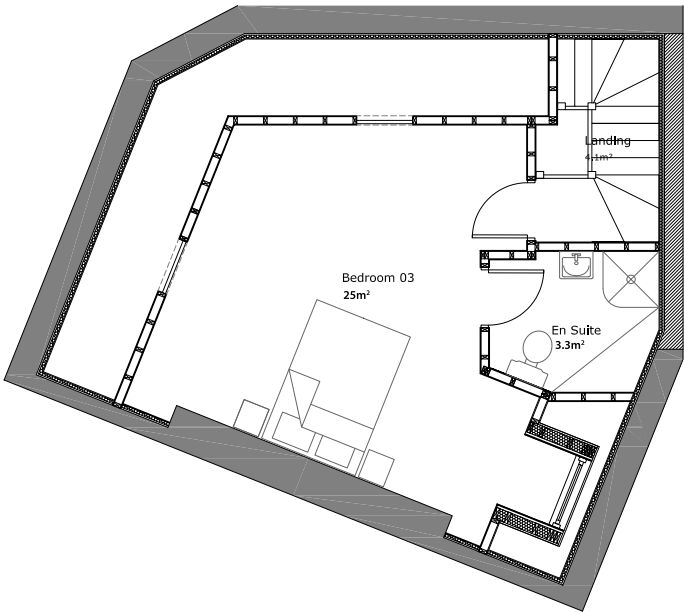
At the core of the original building, The Old Post Office covers three floors with the additional benefit of a basement level. To the rear is a private garden accessed via patio doors.

Main entrance leads to a lobby with stairs to the first level, WC and door taking you through to the main living area.

The First floor features two double bedrooms, one with en-suite, plus a separate bathroom accessible from the landing.

A spacious separate kitchen and dining area features patio doors leading out to the private garden area to the rear.

The Second floor features a master bedroom with en-suite.

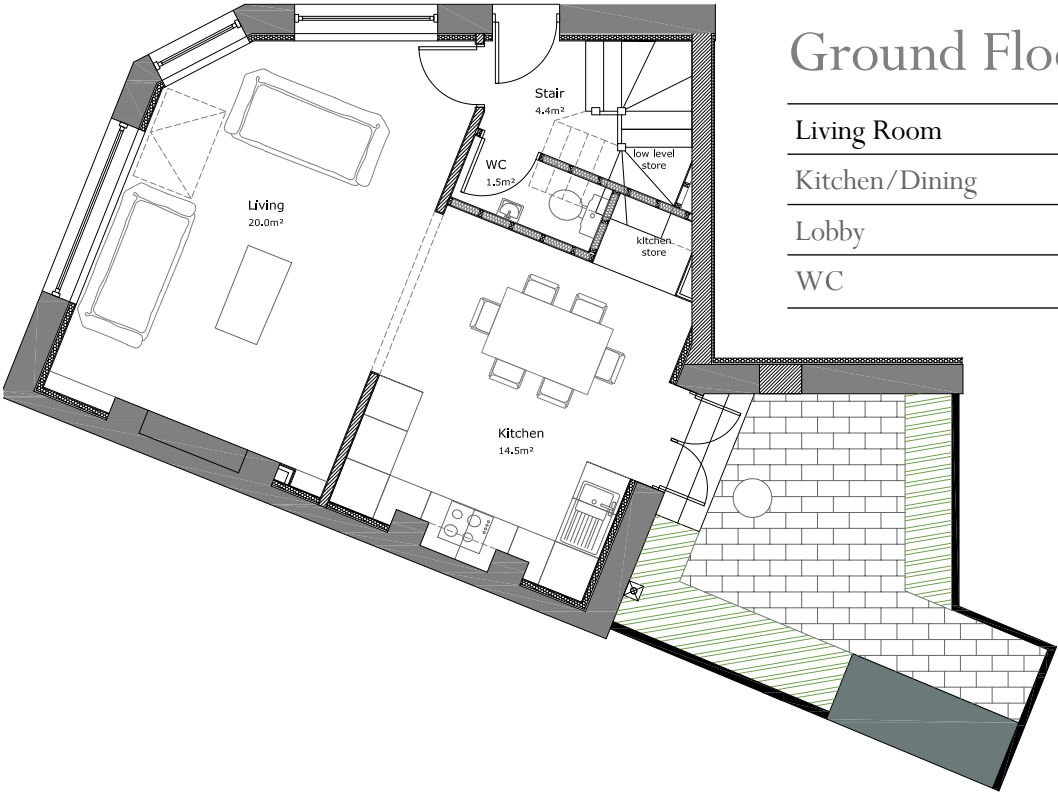
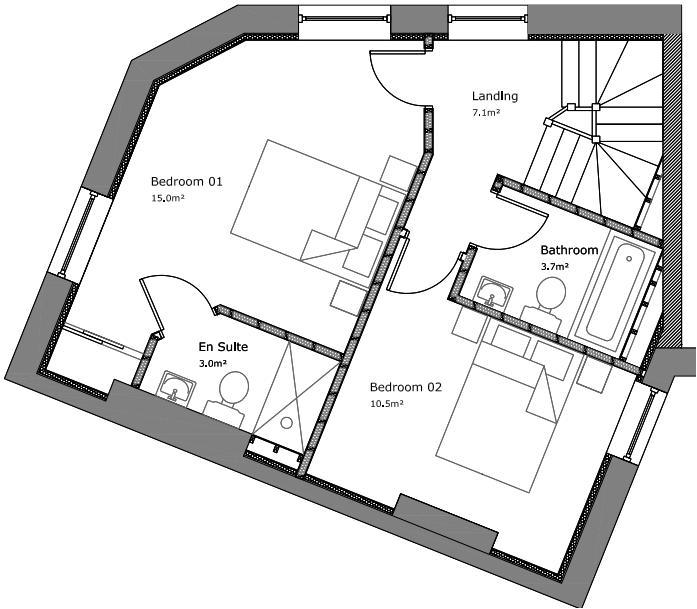


2nd Floor

Bedroom 3	25m2
En Suite	3.3m2
Landing	4.1m2

1st Floor

Bedroom 1	15.0m2
En Suite	3.0m2
Bedroom 2	10.5m2
Bathroom	3.7m2
Landing	7.1m2

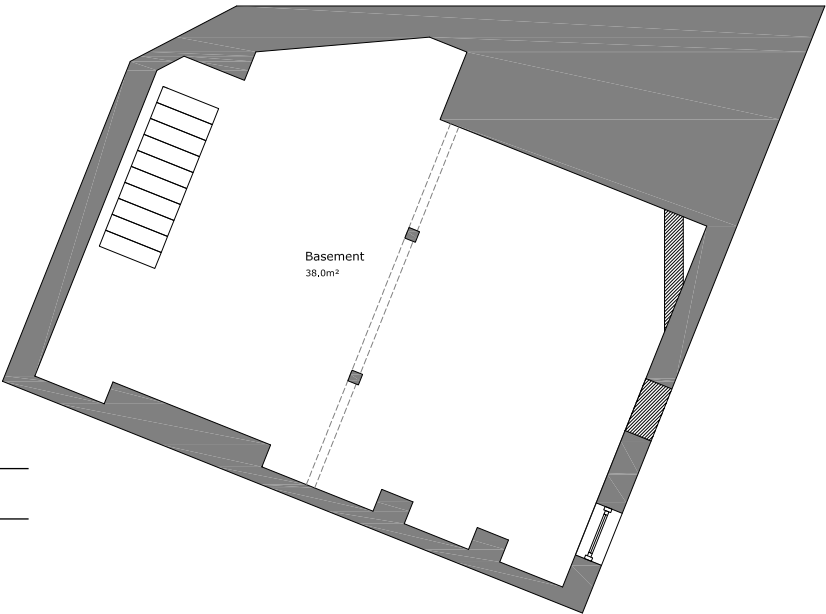


Ground Floor

Living Room	20.0m2
Kitchen/Dining	14.5m2
Lobby	4.4m2
WC	1.5m2

Basement

Basement	38.0m2
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Preserving the essential character and feel of the original building, while integrating it into thoroughly modern homes is at the core of the vision behind Imperial Buildings.

# THE COTTAGE

The cottage was the living space linked to the Old Post Office and is part of the original 19th century building.

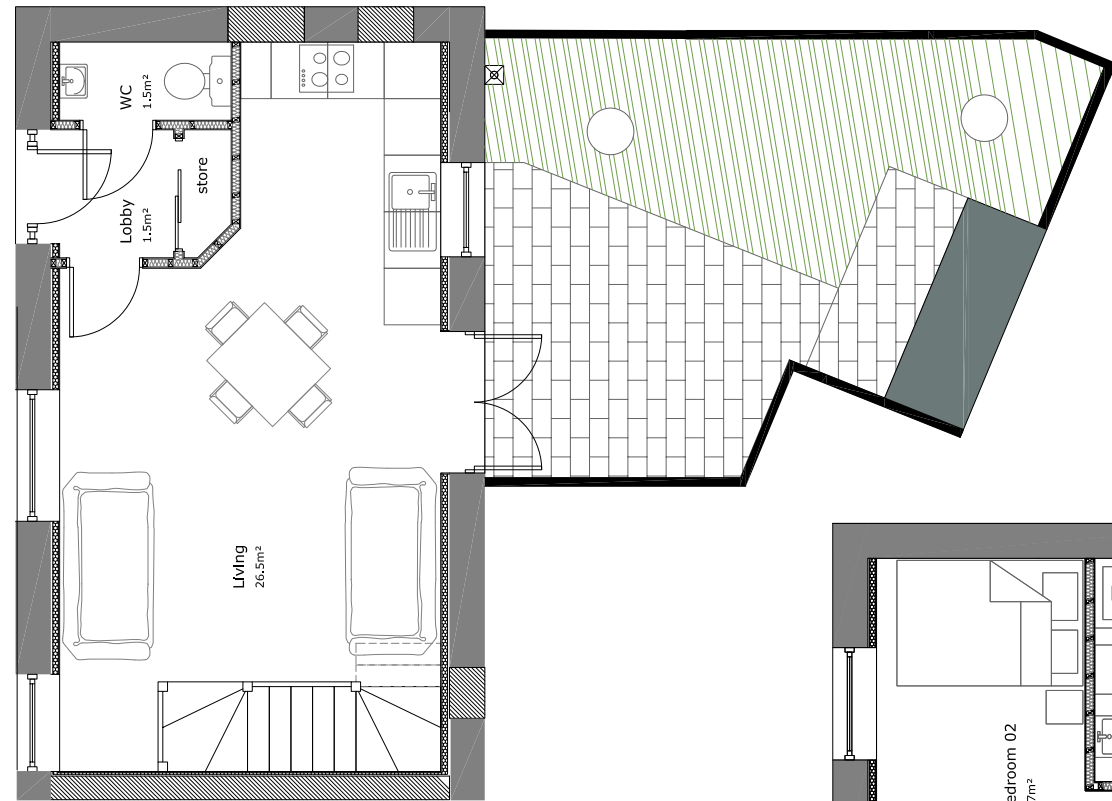
The main entrance opens onto a lobby with WC and storage cupboard.

Stairs lead up to the first floor landing and access to the two spacious double bedrooms and full sized bathroom.

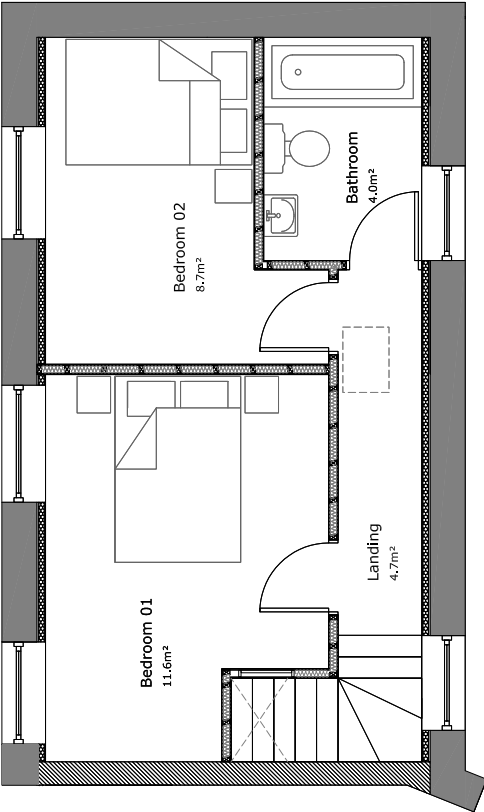
From the lobby a door leads through to the open plan living and kitchen area, with access to the private garden via patio doors.

Living/Dining/Kitchen	26.5m2
Lobby	1.5m2
WC	1.5m2
Bedroom 1	11.6m2
Bedroom 2	8.7m2
Bathroom	4.0m2

Ground Floor



1st Floor





# THE MEWS

A brand new build in keeping with the late 19th century style of the original building while offering a completely modern level of finish throughout .

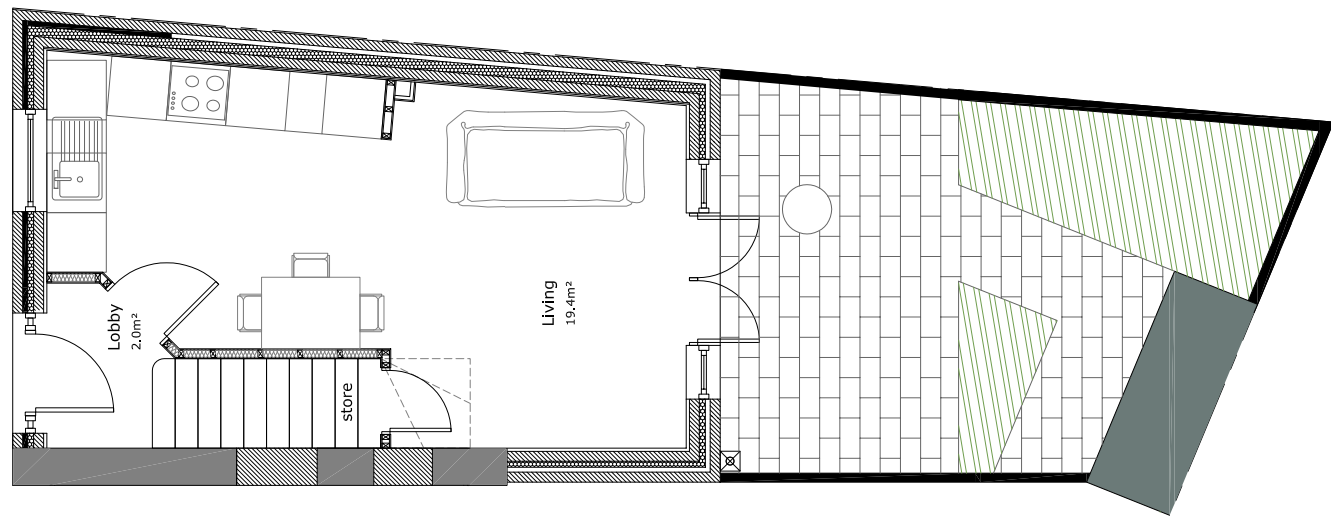
From the main entrance stairs lead up to the first floor. The spacious main living and kitchen area are accessed via an internal door from the lobby.

The two sizeable double bedrooms are accessed from the first floor landing with a separate shower room & WC between them.

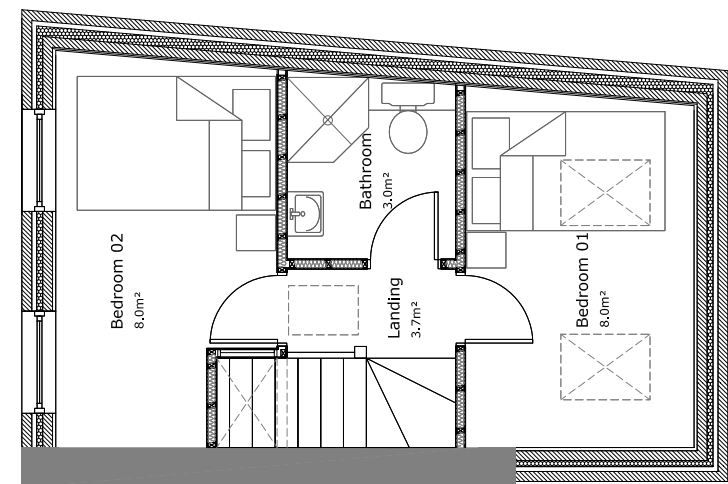
The kitchen/dining area has patio doors leading out to the private garden.

Living/Dining/Kitchen	19.4m2
Lobby	2.0m2
Bedroom 1	8.0m2
Bedroom 2	8.0m2
Bathroom	3.0m2
Landing	3.7m2

## Ground Floor



## 1st Floor







# SPECIFICATIONS

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## Kitchens

- Solid wood painted kitchens
- Integrated AEG appliances as standard
- Gas hobs

## Bathrooms

- Contemporary design sanitary ware
- Glass shower cubicles with oversized shower head
- Porcelanosa wall and floor tiles

## Heating/Laundry

- Gas central heating via combi boiler
- Nest Thermostats as standard
- Heated towel rails in bathrooms and en-suites
- Integrated washer/dryer in kitchen

## Windows/Doors

- Traditional sash windows with the benefit of double glazed units to the front aspect
- Upvc double glazed units to the rear
- Upvc double glazed patio doors leading out into a private gardens
- Solid wood entrance doors
- Solid cottage style internal doors finished with contemporary ironmongery

## Electrical/Security

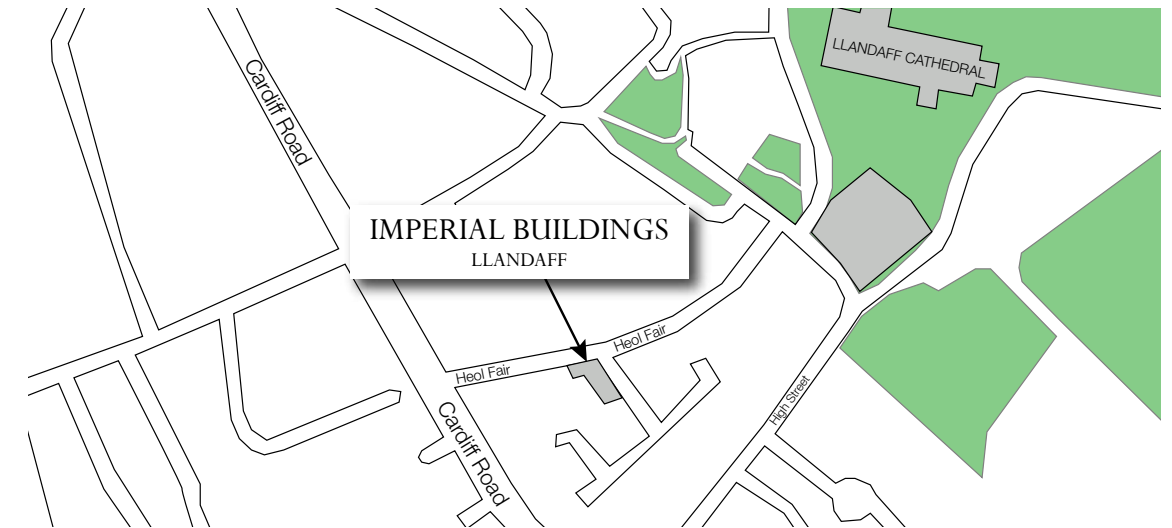
- Contemporary lighting throughout
- Full sprinkler system
- Mains linked smoke detection
- Fiber ready connections
- Smart phone controlled central heating



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## LOCATION & CONTACT



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At the heart of Llandaff



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