



**4 Bed
House - Detached
located in Llandaff**

Asking Price £795,000



9 Marionville Gardens

Llandaff

Cardiff

CF5 2LR



A wonderful opportunity to acquire this fully refurbished 4 bedroom detached family home in Llandaff. The current owners have transformed the property into a spacious and modern family home with all elements of the house being renewed. The property has benefited from a sizeable double storey extension to create a stunning open plan, kitchen, dining and family room, along with a master bedroom with ensuite shower room and walk in wardrobe. The property is located on a quiet cul de sac with delightful views across the City and benefits from a generous South/Southwest private rear garden and ample off road parking. Within easy reach of the train station, close proximity to Llandaff High Street and well placed for the highly regarded private, junior and comprehensive schools. The property briefly comprises, entrance hallway, lounge, sitting room, WC, kitchen/diner/family room and utility room to the ground floor. To the first floor there is a bright a welcoming landing with elevated views across the City, 4 double bedrooms, 2 with ensuite and a generous family bathroom.

ENTRANCE

Entrance via open porch and composite front door leading to a welcoming entrance hallway. With painted walls, tiled floor, radiator with TRV and doors to all rooms.

SITTING ROOM/RECEPTION ROOM 1

10'10" x 15'2"

A bright and spacious lounge overlooking the front aspect of the property with carpeted floors, painted walls, smooth ceiling, wall lights, radiator with TRV, UPVC window with fitted blind.

STUDY/RECEPTION ROOM 2

10'4" x 12'2"

A versatile room overlooking the front aspect of the property with carpeted floors, painted walls, smooth ceiling, UPVC window with fitted blind, radiator with TRV.

WC

2'9" x 5'9"

With painted walls, vanity wash hand basin with chrome mixer tap, radiator with TRV, low-level WC, obscure UPVC window to side aspect, spotlights, extractor fan

OPEN PLAN KITCHEN/DINER

13'1" x 25'2"

A stunning and beautifully appointed kitchen with a range of wall and base units and contrasting worktops over. Rangemaster five ring gas burner with extractor fan, integral dishwasher and ceramic sink. Space and plumbing for American size fridge freezer, electric ovens and grill, large central island with undercounter seating and space for wine cooler. Ceramic tile flooring and partially tiled walls. Door to storage cupboard housing electric and gas meters, electric consumer unit and combination boiler.

FAMILY AREA

10'8" x 15'1"

A delightful area within the open plan kitchen/diner with fully tiled floors, painted walls, smooth ceiling with spotlights and pedestal wood burning stove. Ample space for sofas with delightful views of the private rear garden.

UTILITY ROOM

5'3" x 14'2"

With tiled floors, painted walls, space and plumbing for washing machine. Stainless steel sink with chrome tap, space for additional fridge freezer or tumble dryer. Base units with contrasting worktops over. Velux windows to vaulted ceiling, radiator with TRV, obscure UPVC back door to rear garden. Internal door to storage area with cabling ready for electric car.

LANDING

A spacious landing with tremendous views across the City. With carpeted floors, painted walls, smooth ceiling with spotlights, loft access, radiator with TRV and doors to all rooms.



MASTER BEDROOM

12'3" x 15'10"

A sizeable master bedroom overlooking the rear aspect of the property with carpeted floors, painted walls, smooth ceiling, walk-in wardrobe, UPVC window, radiator with TRV and door to;

EN-SUITE

7'6" x 6'1"

(max) With LVT flooring, tiled shower enclosure with glazed sliding door, chrome mixer shower, corner wash hand basin vanity unit with tiled splashback, low-level WC, chrome towel rail and fitted corner mirror.

BEDROOM TWO

13'2" x 11'1"

Further double bedroom overlooking the rear aspect of the property with carpeted floors, painted walls, smooth ceiling, ample space for wardrobes, radiator with TRV, UPVC window and door to;

ENSUITE

6'10" x 6'9"

With LVT flooring, vanity wash and basin with chrome mixer tap and drawers. Tiled splashback, fully tiled shower enclosure with glazed sliding door, chrome mixer shower, recess shelving and storage cupboard. Low-level WC, chrome towel rail, and obscure UPVC window.

BEDROOM THREE

10'5" x 12'5"

Overlooking the front aspect of the property with carpeted floors, painted walls, smooth ceiling with coving, UPVC window with fitted blind and radiator with TRV.





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BEDROOM FOUR

10'11" x 9'4"

Overlooking the front aspect of the property with carpeted floors, painted walls and ceiling, UPVC window with fitted blind and radiator with TRV.

FAMILY BATHROOM

7'11" x 7'0"

With LVT flooring, low-level WC, pedestal wash handbasin with chrome mixer tap and tiled splashback. Bath with chrome waterfall taps, electric shower over, glazed shower screen, storage cupboards, chrome towel rail and obscure UPVC window.

OUTSIDE

FRONT

A generous gravel driveway, artificial grass, renewed brick boundaries, porcelain patio and path to front door.

REAR

A delightful Southwest facing garden. Large porcelain patio leading to laid lawn. Timber perimeter fencing, raised deck area, mature shrubs and trees. Storage shed and access to the front of the property.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

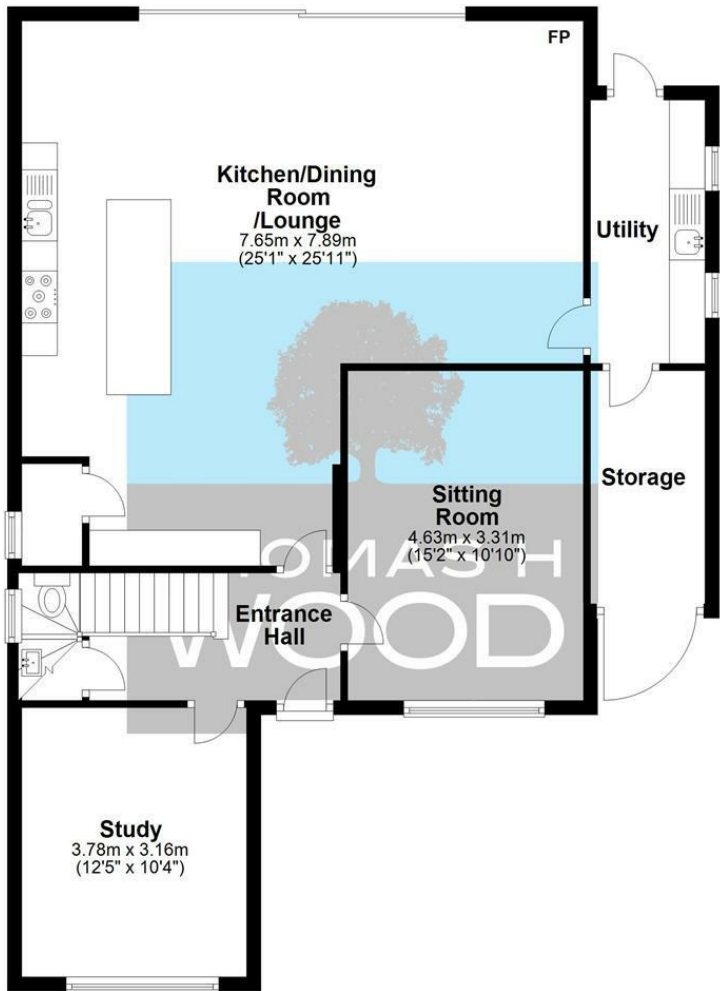
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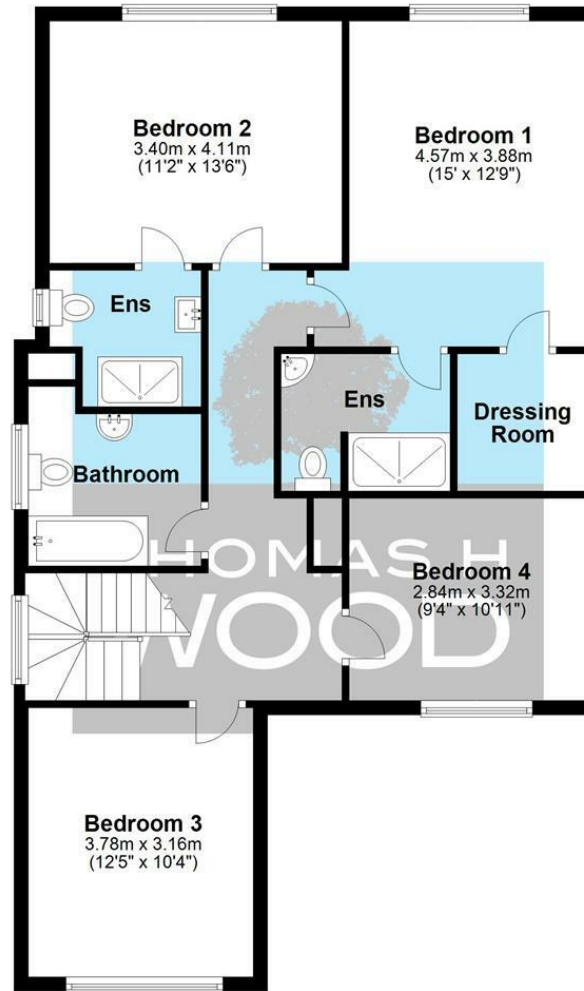
D Rating



Ground Floor
Approx. 99.6 sq. metres (1072.4 sq. feet)



First Floor
Approx. 85.4 sq. metres (919.2 sq. feet)



Total area: approx. 185.0 sq. metres (1991.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

[DIRECTIONS](#)

[CONTACT](#)

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