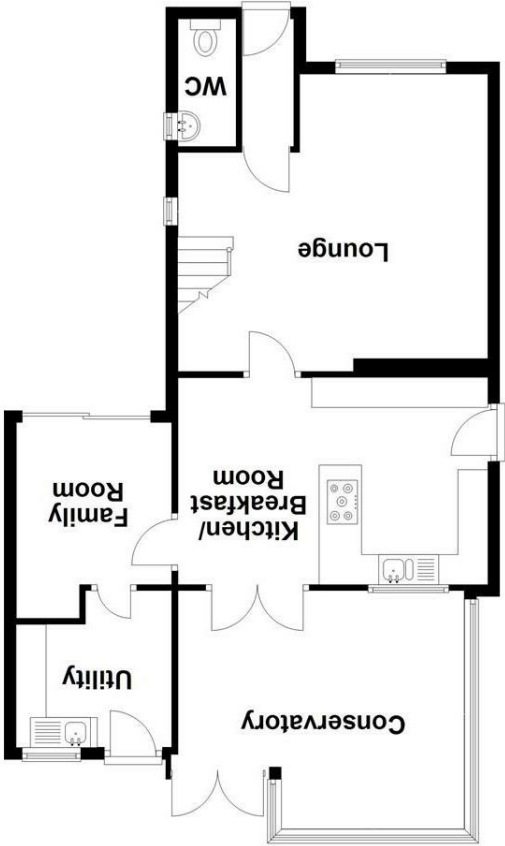
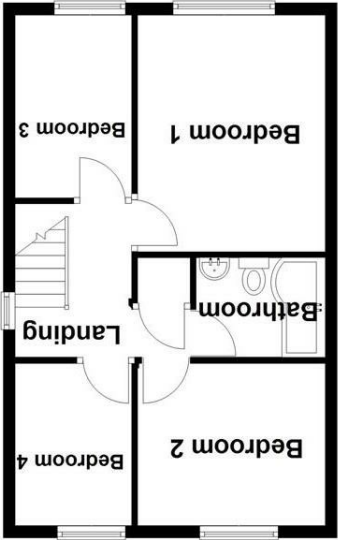


Total area: approx. 1135.2 sq. feet



Ground Floor  
Approx. 659.4 sq. feet



First Floor  
Approx. 475.9 sq. feet

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

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65 Riversdale,  
Llandaff, Cardiff  
CF5 2QL

Guide Price £475,000  
House - Detached  
4 Bedrooms



**Tenure - Freehold**

**Floor Area - 1135.20 sq ft**

**Current EPC Rating - C71**

**Potential EPC Rating - B83**



4



1



2



C

A rare opportunity to acquire this well-presented four-bedroom detached family home, set on a peaceful and desirable street in the heart of Llandaff. Boasting a spacious footprint and a flexible layout ideal for modern living, the property offers a welcoming entrance hall, generous lounge, contemporary open-plan kitchen/diner, bright conservatory, versatile study, and a separate utility room.

Outside, the home enjoys a beautifully maintained south-west facing rear garden—ideal for families or those who enjoy entertaining—as well as a driveway to the front offering ample parking.

Perfectly positioned within walking distance of Danescourt train station, local shops, and scenic riverside walks, this home is also within close proximity to some of Cardiff's most highly regarded schools, making it the perfect setting for family life.

#### **ENTRANCE HALLWAY**

Accessed via UPVC front door into a bright, carpeted hallway.

#### **WC**

0.99m x 2.98m (3'2" x 9'9")

A well-sized cloakroom with low-level WC, wash hand basin set within a vanity unit, fully tiled walls and floor, and a side-facing window.

#### **LOUNGE**

5.17m x 4.70m (16'11" x 15'5")

A spacious and light-filled dual-aspect reception room with front-facing windows, a feature fireplace, carpet flooring, smooth ceilings, and understairs storage. Stairs to the first floor and internal door to the kitchen/diner.

#### **KITCHEN/DINER**

3.30m x 2.50m (10'9" x 8'2")

A stylish rear aspect kitchen featuring a range of contemporary units, integrated Bosch double ovens and microwave, five-ring gas hob, integrated dishwasher, and bin storage. Includes large pantry cupboards with plugs and room for appliances, space for an American-style fridge freezer, under-counter seating, and bespoke corner bench. Laminate flooring and tiled splashbacks. Doors lead to the conservatory and study. Door to garden.

#### **CONSERVATORY**

4.97m x 3.88m (16'3" x 12'8")

A bright and generous additional reception space, fully glazed with a polycarbonate roof and radiators; ideal for year-round use.

#### **STUDY**

2.60m x 3.22m (8'6" x 10'6")

A versatile space with carpeted floor, smooth ceiling and spotlights, and sliding doors to the front. Door to:

#### **UTILITY ROOM**

2.50m x 2.56m (8'2" x 8'4")

Practical and well-positioned with plumbing for laundry appliances, laminate flooring, and external access to the rear garden.

#### **FIRST FLOOR**

##### **LANDING**

Carpeted staircase leads to the first-floor landing with doors to all bedrooms and bathroom. New combi boiler with Google thermostat in cupboard.

##### **BEDROOM ONE**

3.19m x 3.95m (10'5" x 12'11")

A generous front-facing double bedroom with fitted wardrobes, carpet flooring, and neutral décor.

##### **BEDROOM TWO**

3.19m x 2.67m (10'5" x 8'9")

A bright rear-facing double bedroom with garden views, fitted wardrobes, and carpeted flooring.

##### **BEDROOM THREE**

1.96m x 3.04m (6'5" x 9'11")

Front aspect single bedroom or ideal home office, finished with carpeted flooring and a neutral palette.

##### **BEDROOM FOUR**

2.70m x 1.92m (8'10" x 6'3")

Another well-sized rear aspect single bedroom or study, also with carpet flooring and neutral décor.

##### **FAMILY BATHROOM**

2.28m x 1.78m (7'5" x 5'10")

Fully tiled with rear-facing window, panelled bath and overhead shower, low-level WC, and wash hand basin.

##### **OUTSIDE**

###### **FRONT**

To the front, a private driveway provides off-street parking for multiple vehicles. Enclosed with mature hedging and laid lawn.

###### **REAR**

The rear garden is a particular highlight; generous in size, well maintained, and enjoying a sunny south-west facing aspect with side access. It features a lawned area, patio, and mature planting, offering privacy and space for outdoor entertaining or family enjoyment.

##### **TENURE**

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

##### **COUNCIL TAX**

Band E

