

Cardiff Road,
Llandaff, Cardiff, CF5 2DE



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£420,000



Semi-Detached House

- 4 Bedrooms
- 1 Bathroom
- 2 Toilets
- 2 Living Areas

Property Description

****SEMI-DETACHED HOUSE CLOSE TO LLANDAFF FIELDS**** Situated in an elevated position this well presented semi-detached property offers entrance hall, two reception rooms, open to superb kitchen/dining room with uPVC doors to the garden, and cloakroom, four good size bedrooms and family bathroom. The property further benefits from having a delightful rear garden. Llandaff Fields is situated within walking distance to the property also. **VIEWING RECOMMENDED. **NO CHAIN****

Tenure Freehold

Council Tax Band E

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools with Bishop of Llandaff school nearby and Llandaff Cathedral School and Howells School all within walking distance of the property which are two of the best schools in Wales. The High Street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station in Danescourt and a frequent bus service to and from the City Centre. Llandaff Fields is within walking distance and the Taff Trail offers parkland walks all the way to Cardiff City Centre.

ENTRANCE HALL

Entered via timber framed door with obscure glass panes leading from front entrance. Laminate wood effect flooring. Pendant light fitting. Central heating thermostat, electrical consumer unit. Radiator. Doors to all rooms. Stairs rising to first floor.

PRINCIPAL RECEPTION ROOM

13' 4" x 14' 2" (4.07m x 4.23m)
uPVC window to front aspect. Wooden block flooring. Alcoves. Feature fireplace with tiled base, decorative surround and wooden mantle. Picture rail and dado rail. Pendant light fitting with ceiling rose. Radiator and PowerPoints.

SECOND RECEPTION ROOM

12' 11" x 12' 2" (3.95m x 3.71m)
Laminate wood effect flooring. Timber framed doors with glass panes to rear garden. Coving. Alcoves. Picture rail and Dado rail. Pendant light fitting with ceiling rose. Radiator and PowerPoints.

KITCHEN

15' 1" x 9' 10" (4.62m x 3.00m)
uPVC window to side aspect, Tiled flooring. Partly tiled walls. Timber frame door with obscure glass pane to rear garden. A range of base and wall mounted cabinets with round edge countertops, inset sink with mixer tap over and drainer. Integrated electric oven with four ring electric hob and extractor fan. Integrated dishwasher. Coving. Spotlights. Radiator and PowerPoints.

DINING AREA

10' 4" x 10' 7" (3.16m x 3.23m)
uPVC window to rear aspect. Tiled flooring. Coving. Wall mounted cabinets and space for white goods. Loft access. Spotlights. uPVC doors to rear garden. Radiator and PowerPoints.

DOWNSTAIRS WC

Tiled flooring. Partly tiled walls. WC. Coving. Pendant light fitting. Extractor.

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BEDROOM FOUR

11' 10" x 11' 8" (3.63m x 3.56m)
uPVC window to front aspect. Laminate wood effect flooring. Storage area, storage cupboard housing gas meter. Pendant light fitting. Radiator and PowerPoints.

FIRST FLOOR

FIRST FLOOR LANDING

Stairs to first floor. uPVC window to side aspect. Carpet. Coving. Access to loft hatch. PowerPoints.

BEDROOM ONE

13' 0" x 12' 1" (3.97m x 3.70m)
uPVC window to rear aspect. Carpet. Coving. Alcoves. Dado rail. Pendant light fitting. Radiator and PowerPoints.

BEDROOM TWO

13' 4" x 10' 9" (4.07m x 3.30m)
uPVC window to front aspect. Carpet. Coving. Alcoves. Pendant light fitting. Radiator and PowerPoints.

BEDROOM THREE

9' 5" x 6' 11" (2.89m x 2.11m)
uPVC window to front aspect. Laminate wood effect flooring. Coving and dado rail. Pendant light fitting. Radiator and PowerPoints.

BATHROOM

13' 8" x 9' 10" (4.17m x 3.00m)
uPVC obscure glass window to side. Wood flooring. Coving. Partly tiled walls. Concealed wash hand basin with hot and cold mixer tap over and vanity cupboards under. Concealed WC with vanity cupboard. Freestanding stylish bath with hot and cold mixer tap over. Walk in shower. Access to loft hatch. Heated towel rail. Spotlights.

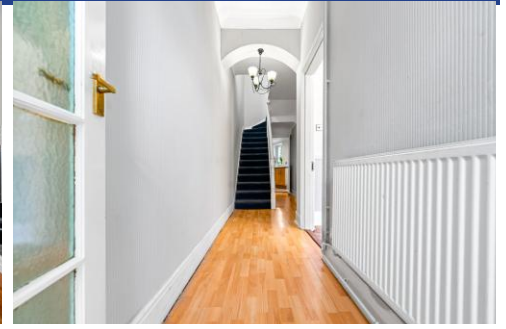
OUTSIDE

Forecourt to the front of the property with low brick wall. Enclosed rear garden with stone walls to both sides. Part lawned area and part patio with rear lane access. Pergola and outside tap.

TENURE

MGY are advised that the property is FREEHOLD.

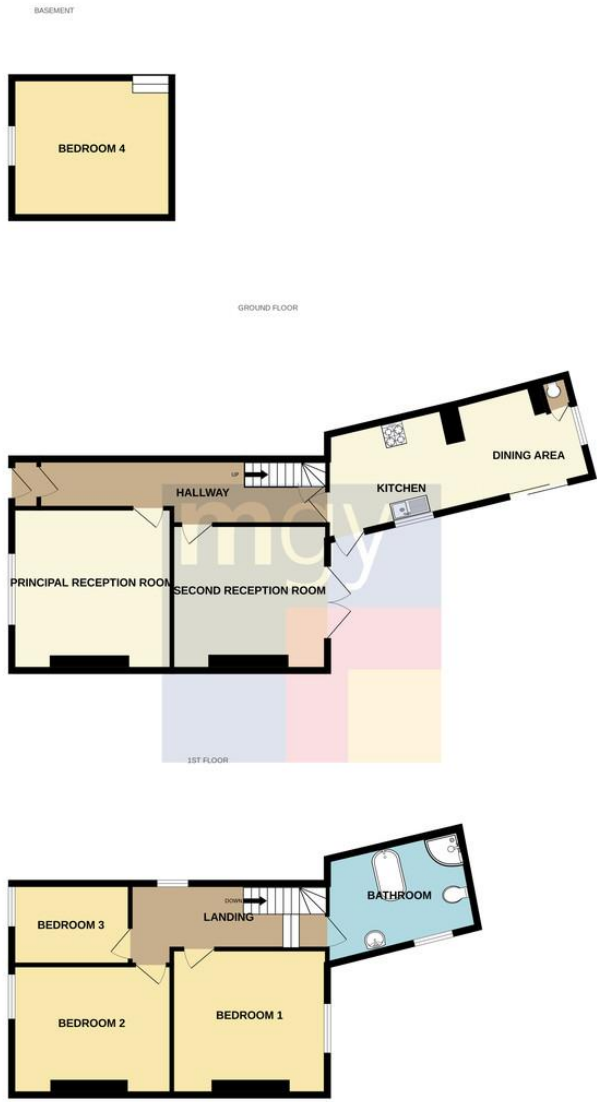
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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