

Pwllmelin Lane, Llandaff, Cardiff, CF5 2NQ



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£900,000



Detached House

5

2

4

3

Property Description

**** FIVE BEDROOM DETACHED ** WITH DOUBLE GARAGE ** NO CHAIN **** A well proportioned five bedroom detached property offering huge potential set in Pwllmelin Lane. The accommodation briefly comprises; entrance, reception hallway, reception room, dining room, living room, kitchen, utility room and cloakroom. To the first floor there are five bedrooms, en-suite and the family bathroom. Gas central heating. Double garage plus driveway. South Facing Garden. EPC Rating C.

Tenure Freehold

Council Tax Band H

Floor Area Approx 2,679 sq ft

**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 situated opposite this property and the Taff Trail offers parkland walks all the way to Cardiff City Centre.

ENTRANCE

Entered via driveway to front door. Beautifully presented front garden with large driveway, shrubs, mature hedges and trees. Gated access either side to rear garden.

ENTRANCE HALL

Entered via traditional wooden double doors into entrance hall. Tiled flooring. Obscured glass window to side and obscured glass door leading to reception hall.

RECEPTION HALL

Carpet. Coving. Picture rail. Two central heating radiators. PowerPoints. Doors to all rooms. Stairs to first floor.

RECEPTION ROOM

20' 8" x 14' 9" (6.32m x 4.50m)

Entered via obscured glass panelled door. Large window to front aspect and uPVC double glazed window to side aspect. uPVC door access to garden. Electric fireplace with stone surrounding. Carpet. Coving. Two radiators. PowerPoints.

LIVING ROOM

18' 8" x 12' 4" (5.70m x 3.76m)

Entered via obscured glass panelled door. Large double glazed uPVC window to side aspect. Carpet. Coving. Tiled hearth surrounding electric fireplace, with tiled base. Fixed shelving across rear wall. Radiator. PowerPoints.

DINING ROOM

15' 9" x 13' 10" (4.82m x 4.22m)

Entered via obscured glass panelled door. Large window to front aspect. Carpet. Coving. Radiator. PowerPoints.

KITCHEN

16' 3" x 12' 3" (4.97m x 3.75m)

Fitted with a range of base and eye level units incorporating stainless steel sink and drainer with hot and cold mixer tap over. Complementary rounded work surfaces. Fitted electric oven and hob. Island with rounded work surfaces and storage cupboard underneath. Space for fridge/freezer. Dishwasher. Tiled flooring, walls and splash backs. Large window to rear. Access to rear garden via glass panelled door. Coving. Radiator. PowerPoints.

UTILITY ROOM

10' 11" x 8' 0" (3.34m x 2.45m)

Entered via obscured glass panelled door. Window to side aspect. Continuation of tiled flooring from the kitchen. Fully tiled walls. Space for washing machine and tumble dryer. Stainless steel sink with hot and cold mixer tap over and drainer with storage cupboard underneath. Ample storage. Worcester boiler. PowerPoints.

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PANTRY ONE

Sliding pocket doors. Fixed shelving over two walls. Continuation of tiled flooring from the kitchen. Coving. PowerPoints.

PANTRY TWO

Window to side aspect. Sliding pocket doors. Fixed shelving over two walls. Continuation of tiled flooring from the kitchen. Coving.

DOWNSTAIRS WC

Window to side aspect with obscured glass single glazed. Carpet. Partly tiled walls. Coving. Low level WC and pedestal sink. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

A spacious landing with doors to four bedrooms, study and bathroom. Carpet. Picture rail. Stained glass window to side aspect. Access to loft hatch. Radiator and PowerPoints.

BEDROOM ONE

19' 1" x 14' 9" (5.84m x 4.50m)

uPVC double glazed window to front and side aspect. Carpet. Coving. Fitted wardrobes and vanity table across three walls. Pendant light fitting. Two radiators and PowerPoints. Door to:

ENSUITE

Obscured glass window to rear aspect. Continuation of carpet from bedroom. Fully tiled walls. Coving. Low level WC. Vanity sink with hot and cold mixer tap, mirror over and cupboards below. Walk in shower mains shower and obscured glass door. Radiator and heated towel rail. Extractor. Pendant light fitting. Shaver point.

BEDROOM TWO

14' 3" x 14' 1" (4.36m x 4.31m)

uPVC double glazed window to front aspect. Carpet. Coving. Pendant light fitting. Fitted wardrobes either side. Fitted cavity cupboard with mirrors above and storage below. Radiator. PowerPoints.

BEDROOM THREE

15' 3" x 10' 9" (4.65m x 3.28m)

Obscured glass window to rear and window to side aspect. Pendant light fitting. Fixed bedside cupboard. Carpet. Coving. Radiator. PowerPoints.

BEDROOM FOUR

12' 3" x 11' 7" (3.74m x 3.54m)

uPVC double glazed window to front aspect. Pendant light fitting. Carpet. Coving. Radiator. PowerPoints.

STUDY

10' 9" x 8' 3" (3.28m x 2.54m)

Obscured glass window to rear aspect. Carpet. Coving. Fixed shelving and storage cupboard along one wall with airing cupboard.

BATHROOM

Obscured glass window to rear aspect. Carpet. Coving. Fully tiled walls. Green suite comprising: pedestal wash hand basin with hot and cold mixer tap over and vanity mirror above. Concealed WC. Bath with hot and cold mixer tap over. Walk in electric shower with obscured glass door. Heated towel rail. Pendant light fitting. Shaver point.

OUTSIDE

A delightful, private, landscaped rear south facing garden, paved with mature hedge and shrub borders. Outside tap. Large shed to side and small glass green house. Side access from either side of the front drive.

DOUBLE GARAGE

Large double garage with up and over door. Light and power.

OUTSIDE WC

Door accessed via the garden. Low level WC and Pedestal wash hand basin. Pendant light fitting. Coving. Laminate flooring.

TENURE

MGY are advised that the property is FREEHOLD.

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TOTAL FLOOR AREA: 2679 sq.ft. (248.8 sq.m.) approx.

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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