

Thistle Way,
Llandaff, Cardiff, CF5 2BU



Estate Agents and
Chartered Surveyors

Asking Price Of

£575,000



Semi Detached House

5

3

4

3

Property Description

BEAUTIFULLY PRESENTED FAMILY HOME SITUATED IN THE HEART OF LLANDAFF MGY are delighted to bring to market this five bedroom, three storey, semi-detached house located in the highly sought after area of Llandaff. The property briefly comprises entrance hallway, lounge, utility area, downstairs WC, open plan kitchen/dining room/family room, and second lounge to the ground floor, four bedrooms with master ensuite shower room, study and family bathroom to the first floor, and additional bedroom with ensuite to the second floor. The property further benefits from having a larger than average rear garden, and large walk-in storage which is accessible both internally and externally.

Viewing highly recommended

Tenure Freehold

Council Tax Band F

Floor Area Approx 2,160 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via uPVC door leading from private front courtyard. Parquet flooring. Radiator. Pendant light fitting. Obscure stained glass window to side. Under stair storage. Doors to lounge and open plan kitchen/diner. Stairs rising to first floor.

LOUNGE

13' 11" x 10' 10" (4.25m x 3.31m)
Continuation of the parquet flooring. Large double glazed window to front. Picture rail. Coving. Two alcoves with shelving built in to each. Gas fire with wooden fireplace surround and hearth. Radiator. Pendant light fitting. Power points.

KITCHEN/DINER/FAMILY ROOM

27' 7" x 13' 10" (8.42m x 4.22m)
Large and bright open plan space. Wooden flooring. Range of wall, base and drawer units with granite worktops over incorporating stainless steel 1.5 sink with mixer tap over and induction hob with extractor above. Integrated dishwasher and grill and oven. Central island with granite worktops over and drawer and base storage beneath. Pendant light fittings with additional spotlights to ceiling. Vertical radiator. Power points. Sky light to ceiling with two additional windows to side. Bi-folding doors leading to rear garden. Doors leading to utility room, garage, downstairs WC and second lounge.

UTILITY ROOM

Tiled flooring. Range of wall and base units with worktops over. Space for appliances. Pendant light fitting. Power points.

DOWNSTAIRS WC

Tiled flooring. Walk in shower cubicle with mains powered shower head over. Partially tiled walls. Pedestal wash hand basin with mixer tap over. WC. Wall mounted mirror. Extractor fan. Heated towel rail. Pendant light fitting.

SECOND LOUNGE

12' 9" x 11' 2" (3.90m x 3.42m)
Continuation of the wooden flooring. Pendant light fitting with additional wall lighting. Double glazed sliding doors leading to rear garden. Radiator. Power points.

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FIRST FLOOR

Carpet to floor. Large stained glass window to side. Doors to four bedrooms, family bathroom, and study. Stairs leading to first floor. Large storage cupboard with hot water tank.

BEDROOM ONE

13' 11" x 10' 10" (4.25m x 3.31m)

Carpet to floor. Double glazed window to front. Coving. Two alcoves one with built in wardrobe. Feature fireplace. Pendant light fitting. Power points. Radiator. Door to ensuite shower room.

ENSUITE

Tiled flooring. Walk in multi jet shower with handheld attachment over. Spotlights. Wall mounted wash hand basin with mixer tap over. Wall mounted mirror. Heated towel rail. WC. Extractor fan.

BEDROOM TWO

11' 10" x 9' 1" (3.61m x 2.79m)

Carpet to floor. Double glazed window to rear. Radiator. Built in shelving. Pendant light fitting. Power points.

BEDROOM THREE

11' 9" x 9' 3" (3.60m x 2.82m)

Carpet to floor. Double glazed window to rear with additional window to side. Pendant light fitting. Coving. Power points. Radiator.

BEDROOM FIVE

8' 2" x 6' 9" (2.50m x 2.06m)

Carpet to floor. Double glazed window to side. Pendant light fitting. Radiator. Power points.

STUDY

5' 11" x 5' 11" (1.82m x 1.82m)

Carpet to floor. Radiator. Double glazed window to side. Wooden ceiling. Pendant light fitting. Power points. Radiator.

FAMILY BATHROOM

Laminate flooring. Partially tiled walls. Radiator with towel rail. WC. Pedestal wash hand basin with mixer tap over. Wall mounted mirrored cupboard. Panelled bath with mixer tap over and additional handheld shower attachment over. Spotlights to ceiling. Extractor fan.

SECOND FLOOR

Carpet to floor. Window. Door to bedroom bedroom four.

BEDROOM FOUR

21' 1" x 10' 8" (6.45m x 3.27m)

Carpet to floor. Spotlights. Built in wardrobes. Radiator. Power points. Velux window. Storage to eaves. Power points. Door to ensuite.

ENSUITE

7' 3" x 3' 9" (2.22m x 1.16m)

Tiled flooring and walls. Velux window. Wall mounted wash hand basin with mixer tap over. Heated towel rail. Extractor fan.

OUTSIDE

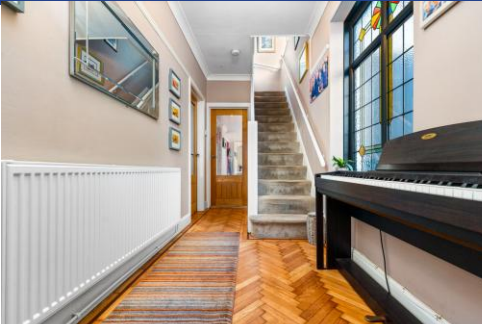
Front - Driveway. Doors leading to large walk-in storage area. Wall border.

Rear - Larger than average rear garden. Wooden decking with steps leading down to lawn area. Wall border. Patio area with wooden gazebo over.

TENURE

MGY are advised that the property is FREEHOLD.

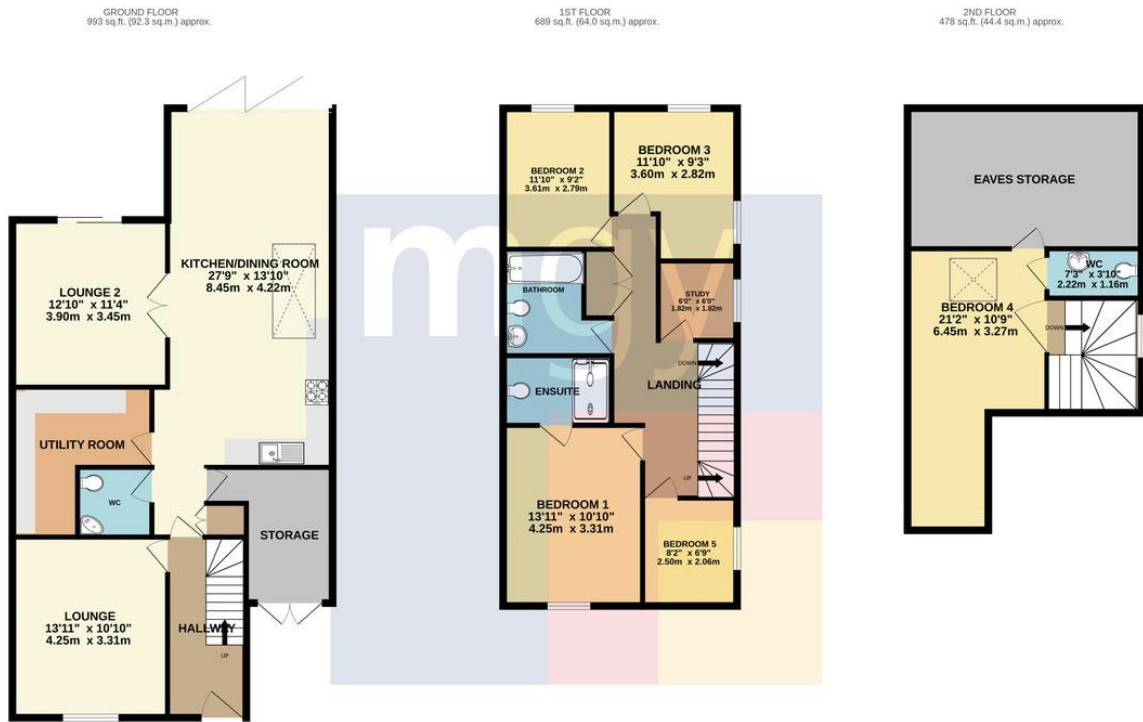
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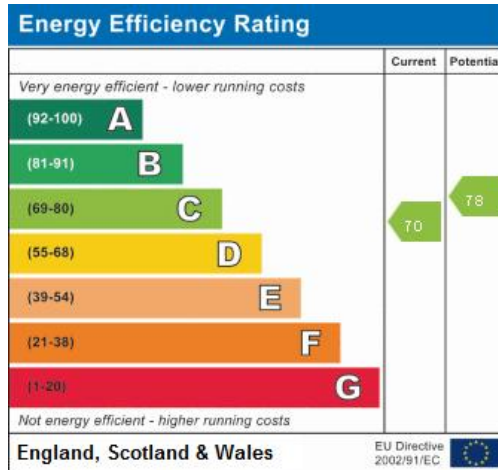
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TOTAL FLOOR AREA: 2160 sq.ft. (200.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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