

# Bishops Close, Llandaff, Cardiff, CF5 2HF



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£550,000**



Detached Bungalow

3

1

1

2

# Property Description

**\*\*DETACHED BUNGALOW ON CORNER PLOT  
\*NO CHAIN\* IN PRIME LOCATION\*\*** Situated in the popular village of Llandaff this detached bungalow offers spacious entrance hall, lounge, sitting room, modern fitted kitchen, three bedrooms and bathroom. Ideally located for local amenities and public transport facilities. Set in delightful gardens which are South. Garage and private driveway.

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 875 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 private 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 uPVC double doors into porch with tiled flooring. Second door with obscured glass and window panels to side and above leading into the spacious entrance hall. Carpeted flooring. Coving and pendant lights to ceiling plus additional wall lighting. Two radiators. Access to loft hatch which is partly boarded and insulated. PowerPoints. Doors to all rooms.

## LOUNGE

14' 9" x 10' 6" (4.50m x 3.21m)  
Large uPVC double glazed bay window to front aspect and obscured uPVC double glazed window to side aspect. Alcoves. Carpeted flooring. Coving and pendant light to ceiling. Radiator. PowerPoints.

## SITTING ROOM

14' 4" x 12' 11" (4.37m x 3.95m)  
Large uPVC double glazed bay window to side aspect with impressive views. Carpeted flooring. Coving and pendant light to ceiling. Radiator. TV point & PowerPoints.

## KITCHEN

10' 9" x 10' 6" (3.28m x 3.22m)  
Contemporary fitted Howdens kitchen with a range of white base and eye level units with under lighting incorporating stainless steel sink and drainer with hot and cold mixer tap over. Complementary rounded work surfaces with ample storage space. Fitted electric oven and four ring gas hob with extractor over. Integrated fridge and freezer. Tiled flooring, walls and splash backs. Door housing wall mounted boiler. Double glazed uPVC window to side aspect and obscured glass window to rear aspect. Coving and pendant light to ceiling. Radiator. PowerPoints. Door leading to porch area with storage cupboard, leading to second composite door leading to rear garden.

## Bishops Close,

Llandaff, Cardiff, CF5 2HF

### BEDROOM ONE

11' 0" x 10' 1" (3.36m x 3.08m)

Delightful stained glass window above entrance doorway. uPVC double glazed window to rear aspect. Carpeted flooring. Pendant light fitting. Radiator. PowerPoints.

### BEDROOM TWO

11' 0" x 10' 9" (3.36m x 3.29m)

uPVC double glazed bay window to front aspect. Carpeted flooring. Coving and pendant to ceiling. Fitted wardrobes across one side. Radiator. PowerPoints.

### BEDROOM THREE

9' 6" x 7' 8" (2.90m x 2.34m)

Delightful stained glass window above entrance doorway. uPVC double glazed bay window to side aspect. Carpeted flooring. Coving and pendant to ceiling. Radiator. PowerPoints.

### BATHROOM

7' 8" x 6' 3" (2.34m x 1.93m)

Delightful stained glass window above entrance doorway. uPVC double glazed window to side aspect. White suite comprising: panelled bath, with mains shower over, contemporary wash hand basin with vanity cupboard underneath and mixer tap over. W.C. Vinyl flooring. Part tiled walls. Heated towel rail. Pendant light to ceiling. Extractor fan.

### OUTSIDE

A delightful, private wrap around landscaped South and West facing garden, paved with mature hedge and shrub borders. Outside tap. Large garage and glass green house to rear. Side access from either side of the front drive plus private lane access to rear.

### TENURE

MGY are advised that this property is FREEHOLD.

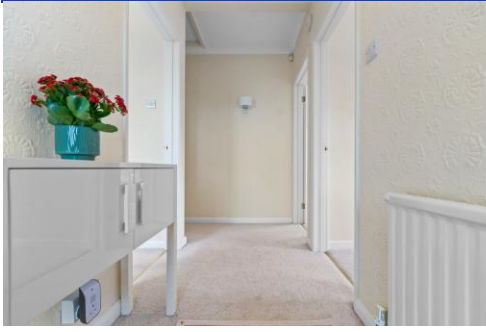


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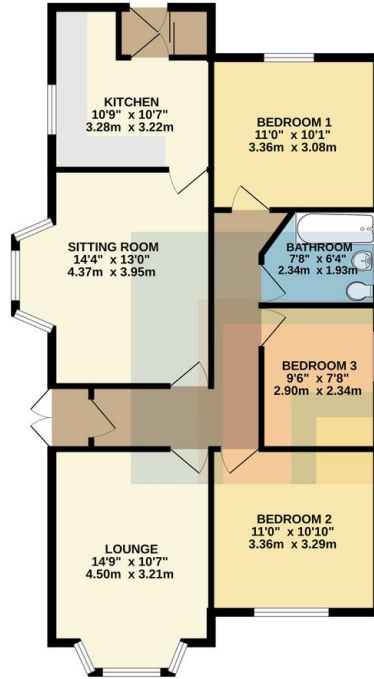


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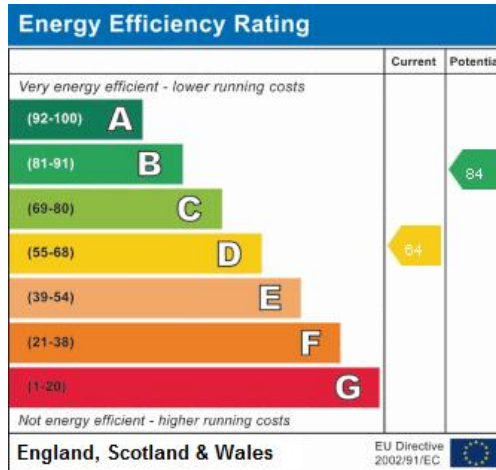


# Bishops Close, Llandaff, Cardiff, CF5 2HF

GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency can be given.  
Made with floorplan 02/24



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