



VERLANDS CLOSE
LLANDAFF
CARDIFF CF5 2BQ

ASKING PRICE OF
£850,000



DETACHED HOUSE



4



2



3



2

****FOUR BEDROOM DETACHED IN LLANDAFF* *SPACIOUS CORNER PLOT* *INTERGAL GARAGE**** A rare opportunity to acquire this four bedroom, two storey contemporary style home situated in a sizeable plot within a cul-de-sac in the sought after area of Llandaff. The spacious accommodation briefly comprises; entrance porch, lounge, kitchen/diner, utility room, study and downstairs WC. To the first floor there are four double bedrooms, master with en-suite and modern bathroom. The property further benefits from an integral garage, off road parking with space for two vehicles, an excellent sized balcony accessed from the first floor landing. Outside there are enclosed front, side and rear gardens.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 2,056 SQ FT

VIEWING: 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

Paved driveway to front. Lawn and planted areas. Gated access to rear and side gardens. Boundary fence and hedging to front.

PORCH

Entered via composite front door into entrance porch. Tiled flooring. Double doors with storage. Radiator.

LOUNGE

24' 7" x 12' 11" (7.51m x 3.95m)
Large double glazed window to side aspect. Wall mounted pendant lighting. Herringbone wood block flooring. Glazed double doors leading to outside terrace area with glass balustrades. Access to kitchen/diner and downstairs WC. Staircase rising to first floor. Vertical radiator.

KITCHEN/DINER

24' 2" x 15' 10" (7.39m x 4.83m)
A fantastic open-plan entertaining space with modern fitted kitchen to include a range of rounded edge base units. Inset sink and drainer with complementary wood work surfaces. Fitted Zanussi electric oven and grill, plus four ring induction hob with extractor over. Tiled splashbacks. Integrated dishwasher. Space for fridge/freezer. LVT flooring. Vertical radiators. Door leading to utility room. Opening to dining room with Herringbone wood block flooring. Double glazed uPVC windows to front and rear plus original stained glass window to side. Spotlights.

UTILITY ROOM

18' 7" x 5' 0" (5.67m x 1.53m)
With units and worktops across two walls with inset sink and drainer. Tiled splashbacks. Plumbing for washing machine. LVT flooring. Door leading to rear garden. Radiator. Door to integral garage.

STUDY

15' 7" x 9' 6" (4.76m x 2.90m)
Double glazed uPVC window to front aspect. LVT flooring. Fitted cupboard. Radiators. Spotlights.

WC

8' 11" x 4' 3" (2.73m x 1.31m)
WC. Wall mounted wash hand basin with tiled splashback. Tiled flooring. Wood block flooring. Partly panelled walls. Spotlights.



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FIRST FLOOR

FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the central landing area. Stained glass window to rear aspect. Doors to four bedrooms, bathroom and doors to four storage cupboards, one housing boiler. Carpeted flooring. Wall mounted lighting. Radiator.

BEDROOM ONE

21' 0" x 9' 8" (6.42m x 2.95m)

An excellent sized primary suite with double glazed windows to front and rear aspect. Laminate wood effect flooring. Spotlights. Radiator. Pendant and wall mounted lighting. Opening to walk in wardrobe. Door to ensuite.

ENSUITE

7' 1" x 11' 4" (2.16m x 3.47m)

Modern suite comprising panelled bath with mixer tap over and shower head fixture. WC. Shower cubicle with main rainfall shower with separate fixture. Vanity wash hand basin with mixer tap above and storage beneath. Wall mounted vanity mirror. Spotlights. Fully tiled walls. Laminate wood effect flooring. Heated towel rail. Obscure double glazed uPVC window to rear aspect.

WALK IN WARDROBE

6' 10" x 9' 3" (2.10m x 2.84m)

Continuation of laminate wood effect flooring. Pendant light fitting. Double glazed uPVC window to side aspect. Radiator.

BEDROOM TWO

13' 2" x 10' 2" (4.03m x 3.12m)

Another spacious double bedroom with carpeted flooring. Double glazed uPVC window to front and side aspects. Built in sliding door wardrobes. Pendant light fitting. Radiator.

BEDROOM THREE

13' 6" x 11' 0" (4.13m x 3.36m)

Third double bedroom with carpeted flooring. Double glazed uPVC window to front aspect. Built in sliding door wardrobes. Pendant light fitting. Radiator.

BEDROOM FOUR

9' 3" x 10' 4" (2.83m x 3.17m)

A fourth double bedroom with carpeted flooring. Double glazed uPVC window to rear aspect. Pendant light fitting. Radiator.

BATHROOM

8' 0" x 7' 5" (2.45m x 2.27m)

Modern suite comprising freestanding bath with mixer tap over. WC. Shower cubicle with main rainfall shower with separate fixture. Vanity wash hand basin with mixer tap above and storage beneath. Wall mounted vanity cupboard. Spotlights. Extractor. Chrome heated towel rail.

BALCONY

Door opening to the balcony, accessed from the landing.

OUTSIDE FRONT GARDEN

With large lawned front garden with inset plants and shrubs. Timber gate leading to rear garden. Long and wide driveway with off road parking for two vehicles and leading to the garage.

OUTSIDE REAR GARDEN

Enjoying a westerly aspect. Large paved patio leading onto an area of decking with part shingled areas. Timber gate giving access to side and double doors leading to driveway. Decked area with pergola. Fence and stone wall borders. Shed. Flower beds. Outside tap. Outside lighting.

GARAGE

16' 11" x 10' 6" (5.16m x 3.22m)

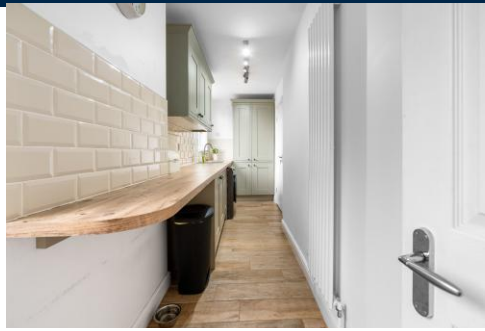
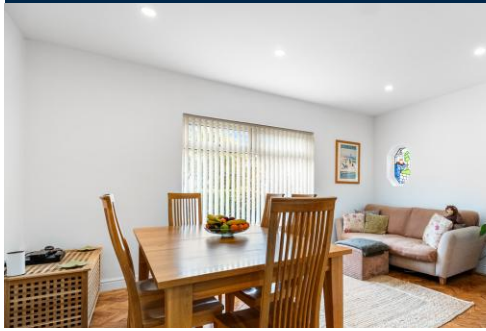
Large garage with light, and power, plus up and over access door. Window to side.

TENURE

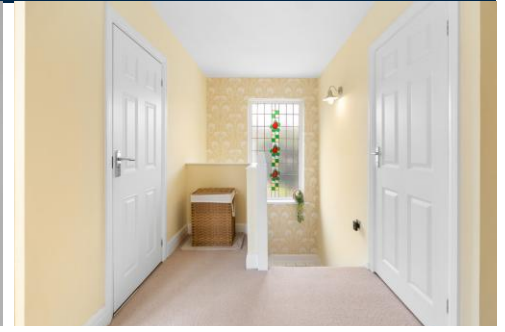
MGY are advised that the property is FREEHOLD.



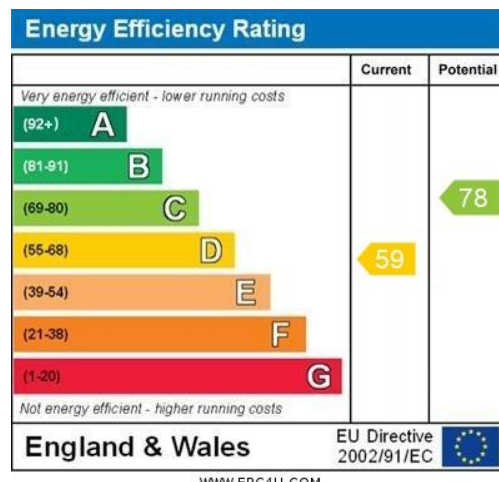
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