



37 West Orchard Crescent

Llandaff, CF5 1AR

Price £925,000

HARRIS & BIRT

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An impressive, detached home situated in a desirable area of West Orchard Crescent, Llandaff, offering spacious and versatile accommodation. The property briefly comprises entrance vestibule, living room, dining room, drawing room, garden room, semi open plan kitchen/dining/sun room, utility/pantry, two downstairs cloakrooms and access to the garage to the ground floor. To the first floor are four excellent sized bedrooms with an en suite to the master bedroom, family bathroom, two large storage cupboards. To the second floor there is a fifth bedroom with an en-suite. To the outside there is a private drive with access to the garage, pretty gardens for outside entertaining.

Llandaff is a highly desirable area within the North of Cardiff. The property is a short walk from Llandaff High Street which has a range of amenities both local and national. There is also a health centre within walking distance and a range of public houses. Llandaff has a range of primary and secondary schools within the catchment area including Ysgol Gyfun Glantaf and Bishop of Llandaff School. Waun-gron Park train station is a 10-minute walk away which provide regular links to the city centre. Cardiff City Centre has an abundance of amenities and local facilities including shops both national and local, recreational facilities, cinemas, Cardiff International Arena, and other theatres/entertainment venues. Cardiff's City Centre train station also provide links to other major cities including Swansea, Newport, Bristol etc.



Accommodation

Ground Floor

Entrance Hall 11' 4" x 22' 7" (3.35m 1.22m x 6.71m 2.13m)

Spacious and imposing hallway accessed via Upvc wooden effect entrance door with decorative glass panels to the sides. Laminate effect flooring, dado rails with papered walls above and below, skimmed ceiling, decorative coving and ceiling rose, storage cupboard, radiator. Stairs to first floor with small cupboard underneath, doorways leading to lounge, drawing room, dining room, kitchen, and cloakroom.

Lounge 15'1" x 13' 10" (4.60m x 3.96m 3.05m)

Large lounge accessed via wooden half glazed door with carpeted flooring, UPVC double glazed window to front elevation, dado rail with papered walls above and below, decorative coving and ceiling rose, skimmed ceiling, wooden mantle piece with marble effect hearth, electric fire and wall lights.

Drawing Room 28'7" x 12' 6" (8.71m x 3.66m 1.83m)

Drawing room accessed via wooden half glazed door, four Upvc double glazed windows to front and side elevation, carpeted flooring, dado rail with wooden panelling below and papered walls above, decorative coving and ceiling roses, wall lights, radiator, fireplace, wooden decorative mantle, with black hearth and coal effect electric fire. And archway to:

Garden Room 8' 9" x 14'1" (2.44m 2.74m x 4.29m)

Upvc double glazed French doors with side panels to side elevation leading to paved garden. Tiled flooring. Dado rail with wood panelling below and papered walls above. Decorative coving and ceiling rose. Skimmed ceilings, Two wall lights. Radiator.

Dining Room 14'2" x 14' 0" (4.32m x 4.27m 0.00m)

Dining room accessed via wooden half glazed door with Beechwood flooring. Dual aspect Upvc double glazed window to side and front elevation. Dado rail with panelled walls below and papered walls above. Decorative coving and ceiling rose. Papered ceiling. Radiator. Gas fire with tiled hearth and wooden surround.

Kitchen 17'11" x 10'11" (5.46m x 3.33m)

Wooden panelled walls and ceiling. The kitchen is fitted with a range of wall mounted and under counter units in a cream finish. Integrated fridge/freezer. Space for double oven range. Tiled splashback. Radiator.

Sun Room 11'0" x 7'5" (3.35m x 2.26m)

Conservatory area with Upvc double glazed French doors to side elevation and paved garden and single UPVC door to further paved area.

Cloakroom 4'4" x 4'10" (1.32m x 1.47m)

Upvc window to rear elevation. Vinyl effect flooring. WC and wall hung wash hand basin. Radiator. Half wooden panelled walls and half tiled. Coving. Wall light. Skimmed ceiling.

Rear Lobby 3'2" x 11'2" (0.97m x 3.40m)

Hallway to wc. Tiled flooring. Skimmed walls and ceilings. Basin with cupboard space underneath. Upvc double glazed window to side elevation. Wooden effect folding door.

Utility Area 5'8" x 5'5" (1.73m x 1.65m)

Small utility area. Range of up and over kitchen cupboards. White one and a half bowl sink. Plumbed space for washing machine. Upvc window to rear elevation. Fully tiled walls. Tiled floor. Skimmed ceiling.

First Floor

First Floor Hallway 15'0" x 16'11" (4.57m x 5.16m)

Stairway to first floor carpeted. Stained Glass window to rear elevation. Dado rail with papered walls above and below. Laminate effect flooring at halfway landing. Skimmed ceilings. Decorative coving and ceiling rose. Radiator. Smoke detector. Doorways to all other rooms.

Master Bedroom 15' 8" x 14' 2" (4.57m 2.44m x 4.27m 0.61m)

Large double bedroom. Upvc double glazed window to front elevation. UPVC double glazed French door to side elevation leading to balcony. Beechwood wooden flooring. Radiator. Papered walls and papered ceiling. Decorative coving and ceiling rose. Door to:

En-Suite Bathroom 11'0" x 8'6" (3.35m x 2.59m)

A large en-suite. Tiled flooring. Towel radiator. Suite comprising of roll top bath, pedestal wash hand basin, bidet and wc. Separate shower cubicle with Triton electric shower. Leaded obscure glass window to front elevation. Dado rail with tiled walls below and papered walls above. Decorative coving. Ceiling rose and papered ceiling.

Bedroom Two 15'8" x 12' 2" (4.78m x 3.66m 0.61m)

Large double bedroom. Upvc double glazed window to side elevation. Beechwood wooden flooring. Radiator. Papered walls. Skimmed ceiling. Decorative coving and ceiling rose. Built in storage cupboards.

Bedroom Three 14'2" x 14' 3" (4.32m x 4.27m 0.91m)

Large double bedroom. Dual aspect Upvc double glazed window to front and side elevation. Beechwood wooden flooring. Dada rail with walls papered above and below. Radiator. Skimmed ceiling. Decorative coving and ceiling rose. Small cupboard in archway.

Bedroom Four 10'2" x 11'1" (3.10m x 3.38m)

A double bedroom. Upvc double glazed window to side elevation. Carpeted flooring. Dada rail with walls papered above and below. Radiator. Decorative coving and artexed ceiling.

Bathroom 5' 1" x 7' 4" (1.52m 0.30m x 2.13m 1.22m)

Upvc double glazed window to front elevation. Roll top bath with mixer tap. W.C. Wall hung sink. Heated towel radiator. Fully tiled walls. Wall mounted electric shower. Walls lights. Skimmed ceilings.

Storage cupboard 4'3" x 7'4" (1.30m x 2.24m)

Storage cupboard housing water tank. Upvc double glazed window to rear elevation. Heating controls. Carpeted flooring. Skimmed walls and ceiling. Ample shelving.

Second Floor Hallway 6'9" x 8'9" (2.06m x 2.67m)

Family Room/Bedroom Five 20'9" x 12'7" (6.32m x 3.84m)

Large double bedroom in the attic space currently used as a study, TV room. Beechwood flooring. Two Velux windows. Skimmed walls and ceiling. Spotlights

En-Suite Shower Room 6'9" x 12' 7" (2.06m x 3.66m 2.13m)

Large en-suite shower room, pedestal wash hand basin and wc. Half tiled walls. Corner shower cubicle. Velux window. Spot light ceiling. Cupboard access to eaves.

Outside

The front garden is accessed via wrought iron gates, There are double gates leading to the driveway and garage and a further set of double vehicle gates providing access to an enclosed side garden.

Garage 15'5" x 20'0" (4.70m x 6.10m)

Garage accessed from the house via corridor from kitchen. Electric up and over roller shutter doors. Concrete floor. Worcester gas fired combination boiler. Electricity and Gas meters

Garden and Grounds

The property sits on a corner plot fronting West Orchard Crescent but also Pencisely Road to the side. The garden and driveway area are located to the front and sides of the property rather than the rear.

Services

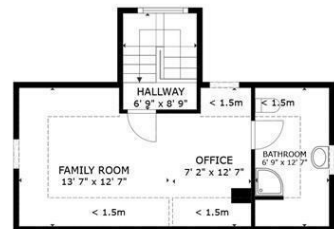
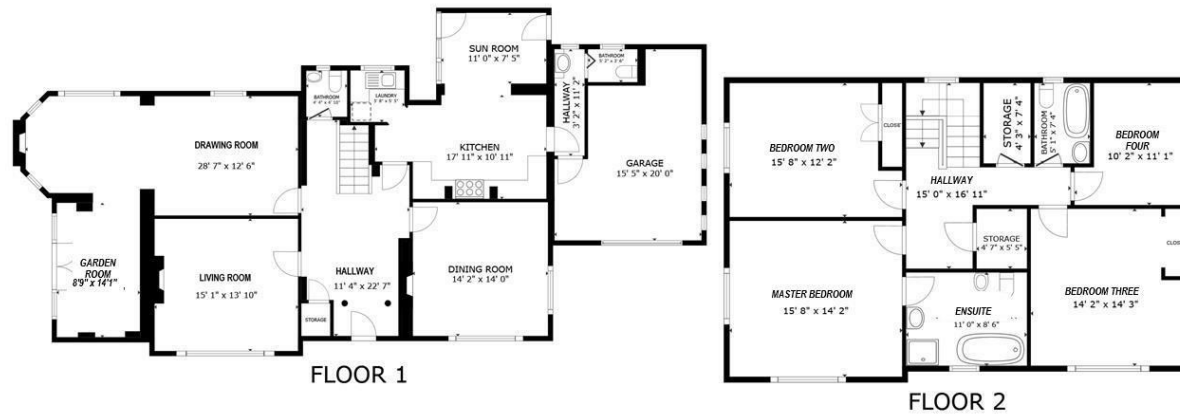
Property is serviced via mains gas, electricity, water and drainage. Freehold property.

Directions

From our office on Caerphilly Road turn left onto Caerphilly Road/A469, at Gabalfa Interchange take the 4th exit onto Western Avenue, Merge onto Western Avenue. Travel along Western Avenue until you reach Caewal Road, turn left onto Caewal Road. Then it's second right onto Pencisely Road. Then third left on West Orchard Crescent.







FLOOR 3

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GROSS INTERNAL AREA
FLOOR 1 1,540 sq.ft. FLOOR 2 1,083 sq.ft. FLOOR 3 236 sq.ft.
EXCLUDED AREAS : GARAGE 245 sq.ft. REDUCED HEADROOM 165 sq.ft.
TOTAL : 2,859 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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