



**Greenwich Road, Cardiff CF5 1EU**

**welcome to**

**Greenwich Road, Cardiff**

An extended six bedroom semi-detached family home well-placed in Llandaff within close proximity to a variety of amenities, reputable schools and brilliant public transport links to all areas of Cardiff, offering a very spacious and versatile accommodation with ample parking & garage.



### **Entrance Porch**

17' 1" max x 10' 1" max ( 5.21m max x 3.07m max )  
Double PVC door to entrance porch and door to reception hall.

### **Reception Hall**

17' 1" max x 10' 1" max ( 5.21m max x 3.07m max )  
Door to lounge, sitting room, dining room, snug room and cloakroom, stairs to first floor with feature obscured window to front.

### **Cloakroom**

Fully tiled, WC and wash hand basin.

### **Lounge**

19' 1" max x 12' 10" max ( 5.82m max x 3.91m max )  
Feature fireplace with inset electric fire, double glazed bay fronted window, television point, telephone point, radiator and coved ceiling.

### **Sitting Room**

13' 4" x 12' ( 4.06m x 3.66m )  
Double glazed window to front, radiator, feature fireplace, television point and coved ceiling.

### **Snug Room**

12' max x 8' 4" max ( 3.66m max x 2.54m max )  
Ceramic flooring, coved ceiling, built in cabinet, radiator, door to dining room and arch to kitchen.

### **Dining Room**

10' 11" x 9' 4" ( 3.33m x 2.84m )  
Door to hall, door to guest bedroom, double glazed French door to rear onto terrace with steps down to rear garden, double glazed window to rear, wood effect flooring, radiator and door to kitchen.

### **Guest Bedroom**

8' 7" x 9' 4" ( 2.62m x 2.84m )  
Double glazed window to rear, radiator and door to en suite.

### **En Suite**

Shower cubicle, wash hand basin, heated towel rail, WC, fully tiled, extractor fan, obscured double glazed window to rear and ceramic flooring.

### **Kitchen / Breakfast Room**

12' 1" x 9' 4" ( 3.68m x 2.84m )  
Double glazed window to rear, wall and base unit, gas hob, extractor hood, integral oven, fridge/freezer, dishwasher, washing machine, radiator, ceramic flooring, tile wall.

### **Landing**

Door to all bedrooms, bathroom and cloakroom with WC and double glazed window to side, obscured double glazed window to rear and radiator.

### **Bedroom One**

13' 6" x 10' min to wardrobe ( 4.11m x 3.05m min to wardrobe )  
Double glazed window to front, fitted wardrobe and radiator.

### **Bathroom**

8' 5" x 7' 2" ( 2.57m x 2.18m )  
Paneled bathtub, wash hand basin, shower cubicle, obscured double glazed window to rear, built in wardrobe, housing boiler cupboard, fully tiled.

### **Bedroom Two**

13' 7" x 9' ( 4.14m x 2.74m )  
Double glazed window to front and radiator.

### **Bedroom Three**

10' x 9' 5" ( 3.05m x 2.87m )  
Double glazed window to rear, radiator, door to en suite, shower cubicle, wash hand basin, WC, obscured double glazed window to rear, ceramic flooring and tiled wall.

### **Bedroom Four**

12' 10" min x 9' 3" min to wardrobe ( 3.91m min x 2.82m min to wardrobe )  
Double glazed window to front, radiator and built in wardrobe.

### **Bedroom Five**

6' 6" x 8' 1" ( 1.98m x 2.46m )  
Double glazed window to rear and radiator.

### **Kitchenette**

9' 7" x 5' 10" ( 2.92m x 1.78m )  
Obscured double glazed window to rear, work top, plumbing for washing machine and other kitchen appliances.

### **Cloakroom**

Wash hand basin, WC and partially tiled.

### **Front Garden**

Enclosed with low level wall and wrought iron railing, mostly paved, laid to lawn and drive with parking for several cars leading to garage.

### **Rear Garden**

Enclosed with wall, mostly paved, raised vegetable beds, paved patio, outside tap, paved path to side leading to kitchenette.

### **Garage**

Up and over door, power and light supply.



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## Greenwich Road, Cardiff

- Semi-detached six bedroom family home
- Brilliant location in Llandaff
- Versatile accommodation
- Parking for several vehicles
- Low maintenance rear garden

Tenure: Freehold EPC Rating: C

# £795,000



Please note the marker reflects the postcode not the actual property

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