



Highfields, Llandaff Cardiff CF5 2QA

welcome to

Highfields, Llandaff Cardiff

Spacious semi-detached home at the end of a quiet Llandaff cul-de-sac, featuring herringbone wood flooring, four double bedrooms (one en-suite), two reception rooms, study, open-plan kitchen/diner, loft conversion, and large front and rear gardens. Close to excellent schools and village amenities.



Entrance Porch

8' 2" Max x 6' 9" Max (2.49m Max x 2.06m Max)

A welcoming entrance with tiled flooring, exposed beams, and a high ceiling. Features include built-in storage and a charming double door opening to the garden. A Velux window adds natural light and architectural interest.

Entrance Hall

8' 3" Max x 11' 5" Max (2.51m Max x 3.48m Max)

Elegant tiled flooring leads to a spacious hall with a storage cupboard, meter cupboard, and a radiator. A practical yet stylish introduction to the home.

Lounge

16' 7" Max x 11' 8" Max (5.05m Max x 3.56m Max)

A cozy and inviting space with a bay window offering garden views. Features include herringbone wood flooring, a log burner, radiator, and picture rail detailing. Perfect for relaxing or entertaining.

Reception Room

11' 6" Max x 13' 5" Max (3.51m Max x 4.09m Max)

This versatile room boasts pine herringbone flooring, a feature fireplace, high ceilings, picture rails, shelving, and a radiator. Ideal as a formal sitting room or additional living space.

Study

13' 7" Max x 10' 1" Max (4.14m Max x 3.07m Max)

A peaceful retreat with two triple-glazed windows overlooking the rear garden. Finished with pine herringbone flooring and a radiator, this room is perfect for working from home.

Kitchen

21' 8" Max x 13' 6" Max (6.60m Max x 4.11m Max)

A stunning, light-filled kitchen with tiled flooring and floor-to-ceiling double-glazed windows offering views of the front garden. Features include:

- Integrated oven and hob
- Sink with side drainer
- Kitchen island with wooden worktops
- Bifold glass doors to the front garden

- Wall and base units with ample storage
- Two Velux windows and spot lighting A spacious and airy room designed for both functionality and style.

Downstairs Toilet

4' 8" Max x 2' 7" Max (1.42m Max x 0.79m Max)

Modern and convenient, with LVT flooring, WC, handwash basin, and extractor fan.

Staircase

Staircase with access to the second and third floors, framed by large triple-glazed windows that flood the space with natural light.

Bedroom One

14' 9" Max x 13' 4" Max (4.50m Max x 4.06m Max)

A light and spacious room with two Velux windows, carpeted flooring, four built-in storage cupboards, spot lighting, and a vertical radiator.

Bedroom Two

16' 6" Max x 11' 8" Max (5.03m Max x 3.56m Max)

A generously sized, light-filled room with high ceilings, carpeted flooring, a triple-glazed bay window to the rear, radiator, and picture rail. A serene and elegant space.

Bedroom Three

13' 4" Max x 11' 8" Max (4.06m Max x 3.56m Max)

Features a bay window with triple glazing to the front, high ceilings, carpeted flooring, radiator, and picture rail. Bright and spacious.

Bedroom Four

13' 7" Max x 10' 1" Max (4.14m Max x 3.07m Max)

Unique in design with a triple-glazed window and circular window with doors to the side. Carpeted, with high ceilings, picture rail, and radiator.

Bathroom

8' 1" Max x 7' 4" Max (2.46m Max x 2.24m Max)

Luxuriously appointed with tiled floors and walls, spot lighting, two frosted double-glazed windows, WC, hand wash basin, bathtub, walk-in shower,

extractor fan, heated towel rail, and built-in storage.

En Suite

9' 6" Max x 8' 8" Max (2.90m Max x 2.64m Max)

Stylish and modern with LVT flooring, a large tiled walk-in shower, WC, heated towel rail, extractor fan and a built-in sink unit with a tiled feature wall. A triple-glazed window offers tranquil views of the rear garden and surrounding trees.

Front Garden

A beautifully landscaped front garden with planted beds and a walkway leading to the house. A welcoming and private outdoor space.

Rear Garden

Set on a substantial end plot, the rear garden is surrounded by mature trees, offering privacy and a sense of seclusion. Ideal for outdoor entertaining or peaceful relaxation

Planning Permission

Planning permission has been granted for the construction of a front-facing garage and an extension to the existing porch, presenting exciting opportunities for future development.

Planning Reference: 21/01606/DCH

View Application on Cardiff Planning Portal

<https://www.cardiffidoxcloud.wales/publicaccess/applicationDetails.do?keyVal=ZZHXAECDR265&activeTab=summary>



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welcome to

Highfields, Llandaff Cardiff

- Quiet residential street with no through traffic
- Four generously sized double bedrooms
- Rear garden offering a tranquil, wooded outlook
- Open-plan kitchen and dining area featuring bifold doors and dual Velux skylights
- Beautifully finished loft space featuring a modern ensuite

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: G

£775,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRP107874 - 0013

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