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6 Gerddi Taf  
Llandaff, Cardiff, CF5 2SQ



## 6 Gerddi Taf

### Offers in the Region Of £710,000

A generous sized four double bedroom detached family home with three reception rooms, and conservatory extension, situated in a peaceful setting enjoying views over the River Taff.

Modern detached executive family home

Generous sized living and bedroom accommodation.

Three reception rooms and conservatory extension.

Kitchen/breakfast room, utility room and ground floor cloakroom.

Four double bedrooms, all with built-in wardrobes and benefiting from ensuite facilities

Manicured enclosed rear garden overlooking the river Taff

Peaceful cul-de-sac location within walking distance to Llandaff city

Off-road parking and detached double garage

Viewings highly recommended









Situated in a peaceful cul-de-sac in an idyllic setting, enjoying views over the River Taff, and within walking distance to Llandaff city centre, lies this modern four double bedroom detached executive property. Offered to the market for the first time since its construction in 2002, the spacious property offers generous sized living and bedroom accommodation and will make an ideal family home.

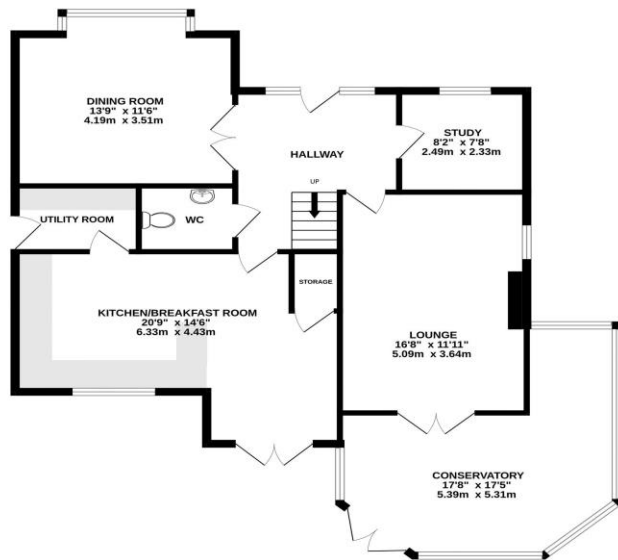
The accommodation briefly comprises: Entrance HALLWAY (10'6" max x 12'5" max) with stairs rising to the first floor with high quality laminate wood flooring. The LOUNGE (16'8" x 11'11") with Amtico, herringbone design flooring has a window to side plus French doors leading into the conservatory extension. A gas real flame fire is set on the light marble hearth with matching insert with an ornate stone effect fireplace. The room has ornate coving and central ceiling rose. The L-shaped CONSERVATORY (10'11" x 18'3" max plus 5'10" x 6'7") has windows and glazed French doors, giving access and views into the rear garden and of the River Taff beyond. It has a continuation of the same high quality laminate wood flooring as the entrance hallway. Double doors

from the entrance hall, lead into the DINING ROOM (13'10" x 14'3"), which is a generous size reception room, with a large box bay window to front. The STUDY/ HOME OFFICE (7'8" x 8'2") also has a window to front enjoying the views of the close. The KITCHEN/ BREAKFAST ROOM (10'7" x widening to 14'5" x max x 20'9") with window and French doors, giving access and views into the rear garden, offers an extensive range of base, larder and wall mounted units with stone affect rolltop worksurfaces with splashback tiling over. Integrated double oven with four burner gas hob and cooker hood above, fridge/freezer and dishwasher. Door into under stairs storage cupboard. Continuation of same laminate wood flooring as entrance hallway within the breakfast area. Ceramic tiling within the kitchen which continues into the UTILITY ROOM (5' x 7'11") which has a pedestrian door to side and a further fitted range of base and wall mounted units. Space and plumbing for white goods and wall mounted Worcester gas fired central heating boiler. A ground floor CLOAKROOM (5'1" x 4') houses a white two-piece suite.

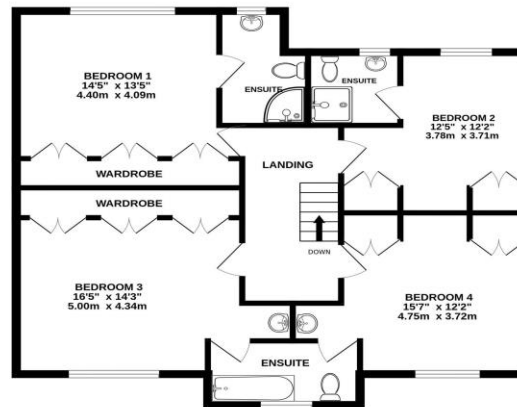
The first floor LANDING (6'4" x 14'6") with loft inspection point plus airing cupboard gives access to the bedroom accommodation. BEDROOM ONE (13'5" x 11'7" widening to 14'3") and BEDROOM 2 (9'2" x widening to 12'2" x 12'5") are both located at the front of the property. Both benefit from a fitted range of wardrobe furniture and EN-SUITE SHOWER ROOMS (8'8" x 5'8" max) (5'11" x 5'8"). BEDROOM THREE (14'3" x 10'2" plus recess) and BEDROOM FOUR (12'2" x 12'1" plus recess) are located at the rear of the property, enjoying views over the garden and of the river. Both benefit from built-in wardrobe units plus sink units with storage below. Both have access into the Jack 'n' Jill EN-SUITE BATHROOM (8'6" x 5'1"), which houses the panel bath with mains power shower over and low-level WC.

Outside, to the front of the property is a lawned garden with shrub and flower borders, and a flagstone laid pathway leading to the front door. To the rear is a beautifully presented, mature landscaped garden which offers a large flagstone laid patio which extends from the rear of the property with fitted glazed canopy creating a sitting area to be used throughout the year. Beyond the patio is a lawned garden, bordered by brick walling, hedge row and wrought iron railings, with view of the River Taff beyond. Detached summerhouse. Outside water tap. Detached double GARAGE with two single up and over doors from driveway with window to rear, pedestrian door to side, power, lighting and storage space in roof trusses.

GROUND FLOOR  
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 1949 sq.ft. (181.0 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Directions

From Cardiff city centre, proceed over the River Taff and turn right onto Cathedral Road. Proceed through Pontcanna. At the T-junction, turn right onto Llandaff Road. Proceed through the traffic lights. At the junction with Western Avenue. Pass Llandaff city centre on your right hand side. Proceed to the roundabout, taking the second Exit. Follow this road, turning, left and proceeding straight ahead as right. Continue into Gerddi Taff, number six will be found on the right hand side indicated by our for sale board.

### Tenure

Freehold

### Services

Mains water, drainage, gas and electricity  
 Council Tax Band G  
 EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



