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SALES & LETTINGS



The Chantry,  
Llandaff, Cardiff  
CF5 2NN

Asking Price £650,000  
Freehold

# The Chantry, Llandaff, Cardiff. CF5 2NN.

- NO CHAIN - DETACHED 4-BEDROOM EXECUTIVE ACCOMODATION
- OCCUPYING A LARGE CORNER PLOT
- SOUGHT AFTER LOCATION - QUIET CUL-DE-SAC
- WALKING DISTANCE TO LLANDAFF VILLAGE & 2 to 3 MINUTE WALK TO FAIRWATER TRAIN STATION
- 3 RECEPTIONS - LIVING ROOM/ DINING ROOM/ STUDY, CLOAKROOM
- KITCHEN/BREAKFAST ROOM & UTILITY
- MASTER BEDROOM with EN-SUITE BATHROOM
- GARAGE/ WORKSHOP & LARGE MULTI-VEHICLE DRIVEWAY & CARPORT
- SOUTH-WEST FACING REAR GARDEN
- FREEHOLD



\*\*\* Guide Price: £650,000 \*\*\*

**NO CHAIN - GENEROUS CORNER PLOT –  
DETACHED 4-BEDROOM EXECUTIVE ACCOMODATION –  
REQUIRES UPDATING & MODERNISATION -  
FREEHOLD.**

Located at The Chantry, Cardiff, Wales, this 1952 square-foot Detached Executive Accommodation offers a perfect blend of spacious rooms and prime location. Spanning across two levels, the property presents an impressive entrance leading to a cosy kitchen/breakfast room & utility room, standard cloakroom/ downstairs W.c, and a trio of well-lit rooms encompassing a spacious living room, a formal dining area, and a study. Ascending to the first floor, you will find a spacious master bedroom with en-suite bathroom, and three further double bedrooms promising elevated living. Also included is a family bathroom featuring a five-piece suite. To the front you will find a large front garden/lawn with side access into the South-West facing rear garden, A substantial multi-vehicle driveway, with an attached garage/workshop (with remote electric door) and carport, adds extra functionality to this property. Being closely situated to well-renowned secondary schools like "Ysgol Gyfun Gymraeg Glantaf" and "The Bishop of Llandaff Church in Wales High School", this property is ideal for families prioritizing education. The nearby "Llandaff Village" and "Llandaff Rowing Club" offer recreational activities and community engagement, while the "Fairwater Train Station" ensures easy commuting. This property not only offers a fantastic home, but also a prime location for well-rounded lifestyle experiences.

**EPC Rating = Awaiting assessment...**

**Council Tax Band = G.**

**Mains Electricity, Water & Sewage Connected to Mains Drains.**

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**Entrance Hallway** - 16' 8" x 4' 6" (5.08m x 1.37m) Fitted Carpet. Fitted Radiator. Ceiling Light. Stairs Leading To 1st Floor Landing. Understair Storage Area. Doors Leading to Living Room, Study, Cloakroom/W.c & Kitchen/Breakfast Room.

**Cloakroom/W.c** - 8' 8" x 2' 8" (2.64m x 0.81m) Vinyl Flooring. Ceiling Light. W.c Pedestal Wash Hand Basin with Hot & Cold Taps. uPVC Obscure Glass Window to Side.

**Study** - 14' 6" x 8' 7" (4.42m x 2.61m) Fitted Carpet Continued from Hallway. Ceiling Light. Fitted Radiator. Aluminium Frame Sliding Window to Side.

**Kitchen/Breakfast Room** - 16' 6" x 9' 11" (5.03m x 3.02m) Vinyl Flooring. Matching Wall & Base Units with Work Surfaces Over. Tiled Splash Backs. Space For Gas Cooker with Extractor Fan Over. Double Stainless-Steel Sink with Draining Board & Hot and Cold Taps. Space For Under Counter Dishwasher. Fitted Radiator. Space For Dining Table and Chairs. Aluminium Frame Sliding Window to Rear. Side Door Leading to Rear Garden. Doors Leading to Utility Room, Hallway and Dining Room.

**Utility Room** - 8' 8" x 5' 11" (2.64m x 1.80m) Vinyl Flooring. Window To Side. Ceiling Light. Houses Vaillant Eco-FIT Pure Condensing-Boiler. Space For Fridge Freezer and Tumble Dryer. Plumbed For Washing Machine.

**Dining Room** - 12' 11" x 10' 1" (3.93m x 3.07m) Fitted Carpet. Ceiling Light. Fitted Radiator. Double Doors to Living Room. Sliding Patio Door to Rear Garden.

**Living Room** - 19' 11" x 12' 11" (6.07m x 3.93m) Fitted Carpet Continued from Dining Room. Ceiling Light. uPVC DG Window to Front. Door Leading to Hallway. Electric Fire. Fitted Radiator.

**First Floor Landing** - 13' 11" x 5' 5" (4.24m x 1.65m) Fitted Carpet. uPVC DG Window to Front. Ceiling Light. Doors To; Master Bedroom & Bedrooms 2, 3, 4, Family Bathroom & Airing Cupboard. Hatch To Loft.

**Master Bedroom** - 14' 0" x 13' 0" (4.26m x 3.96m) Ceiling Light. Aluminium Frame Sliding Window to Front Fitted Radiator. Fitted Wardrobe. Door To En-Suite Bathroom.

**En-Suite Bathroom** - 7' 6" x 6' 10" (2.28m x 2.08m) Fitted Carpet Continued from Bedroom. Ceiling Light. Fitted Radiator. Matching Bathroom Suite, Comprising W.c, Pedestal Wash Hand Basin with Separate Hot and Cold Taps. Panelled Bath with Hot and Cold Taps. Obscured Window to Side.

**Bedroom 2** - 13' 3" x 10' 11" (4.04m x 3.32m) Fitted Carpet. Fitted Radiator. Aluminium Frame Sliding Window to Front. Door To Cubby.

**Bedroom 3** - 16' 10" x 9' 0" max (5.13m x 2.74m) Fitted Carpet. Ceiling Light. 2 x Fitted Radiators 2 x Aluminium Frame Sliding Windows to Rear.

**Bedroom 4** - 12' 8" x 9' 0" (3.86m x 2.74m) Fitted Carpet Ceiling Light. Radiator Aluminium Frame Sliding Window to Rear.

**Family Bathroom - 5-Piece Suite** - 10' 8" x 5' 7" (3.25m x 1.70m) Vinyl Flooring. Fully Tiled Walls Matching Suite Comprising of Panel Bath with Hot & Cold Taps. W.c & Bidet. Pedestal Wash Hand Basin with Hot & Cold Taps. Walk-In Shower Cubicle with Electric Shower. Fitted Radiator. Window To Side.

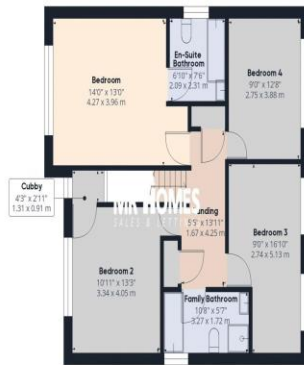
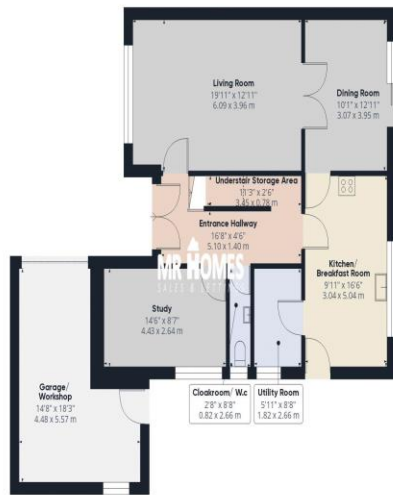
**Garage/Workshop** - 14' 8" x 18' 3" (4.47m x 5.56m) Remote Electric Up and Over Door Provides Vehicular Access. Concrete Flooring. Power And Light. Access Via uPVC Door with Obscured Glazed Panel to Side/Rear Garden. uPVC DG window to Rear Vaulted Ceiling

**Front Garden - Driveway - Carport** Large Block Paved Driveway with Front/Side Lawn Access to Garage. Pillared Carport With Access To Gas & Electric Meters. Space For Recycling Bins

**Side/Rear Garden - SOUTH-WEST FACING**  
Large Enclosed Garden with Bushes to The Side and Rear. Laid Lawn & Patio Area. Access to Dining Room Through Patio Doors. Side Gate Access To Front Of House.. Access To Kitchen And Garage Via Side Doors.



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Approximate total area<sup>(1)</sup>**

1904.78 ft<sup>2</sup>

176.96 m<sup>2</sup>

**Reduced headroom**

10.23 ft<sup>2</sup>

0.95 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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