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MR HOMES
SALES & LETTINGS



Rookwood Avenue,
Llandaff, Cardiff
CF5 2NP

Guide Price £625,000
Freehold

Rookwood Avenue, Llandaff, Cardiff. CF5 2NP.

- IMMACULATE & EXTENDED 4-BED FAMILY HOME
- QUIET CUL-DE-SAC LOCATION IN LLANDAFF
- TRADITIONAL DOUBLE-BAY FRONTED PROPERTY
- OCCUPIES A GENEROUS SIZE PLOT
- OPEN-PLAN MODERN LIVING
- HERRINGBONE WOOD FLOORING
- CLOAKROOM/DOWNSTAIRS W.C
- SOUTH-EAST FACING REAR GARDEN with ROOF COVERED BBQ/SEATING AREA
- LARGE PAVED DRIVEWAY & GARAGE
- TENURE: FREEHOLD



*** NO CHAIN ***

PRICED TO SELL QUICKLY

A TRADITIONAL DOUBLE-BAY FRONTED 4-BED EXTENDED FAMILY HOME - QUIET CUL-DE-SAC LOCATED WITHIN WALKING DISTANCE OF LLANDAFF VILLAGE - EXCELLENT TRANSPORT LINKS & CATCHMENT TO DESIRABLE SCHOOLS - OPEN-PLAN MODERN LIVING - HERRINGBONE WOOD FLOORING - WOOD BURNING STOVE - CLOAKROOM/DOWNSTAIRS W.C - LANDSCAPED GARDENS - SOUTH-EAST FACING REAR GARDEN with ROOF COVERED OUTDOOR SEATING AREA – LARGE PAVED DRIVEWAY & GARAGE

TENURE: FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this Extended 4-Bedroom Semi-Detached Family Home, Located in the heart of Llandaff, Rookwood Avenue is a 1389 square-foot, two-storey residence perfect for a family. The ground floor offers an open concept living/dining/kitchen area with a cozy fireplace, a fully-equipped kitchen, a spacious living room also equipped with a fireplace, and a convenient W.c for guests. Walk up the stairs to the first floor where four spacious bedrooms await, along with a well-maintained bathroom filled with an abundance of natural light. Additionally, the property also includes a separate garage providing added convenience and storage space, a large, paved driveway which holds multiple vehicles. With its inviting floor plan and prime location, this is an opportunity you won't want to miss.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/rookwoodavenue13ap>

EPC Rating = C.

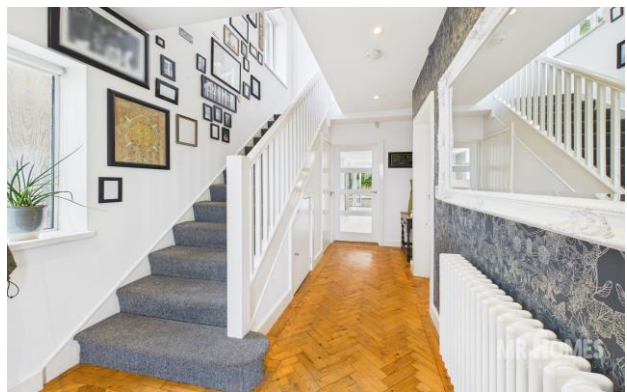
Council Tax Band = F.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

*** Prime Location ***

The property offers easy access to a number of local amenities, schools, parks and excellent transport links.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Entrance Hallway - 15' 3" x 6' 9" (4.64m x 2.06m) Entered Via Composite Door With Obscure D/g Pane To Side, Original Herringbone Woodblock Flooring, 22 x 3 Column Bar Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Wall Mounted Alarm Panel, Aluminium Frame Obscure D/g Window To Side, Door To Understair Storage Cupboard Housing Electric RCD Consumer Units And Gas Meter, Doors To Living Room, Cloakroom/Downstairs W.c. And Extended Kitchen/Diner/Sitting Room.

Cloakroom/Downstairs W.c. - 4' 1" x 2' 8" (1.24m x 0.81m) Original Herringbone Woodblock Flooring Continued, Close Coupled W.c., Wall Mounted Wash Hand Basin with Chrome Mixer Tap Over, Chrome Ladder/Towel Radiator, Aluminium Frame Obscure D/g Window to Side, Fully Tiled Walls, Plastered Ceiling, Inset Spotlights to Ceiling on A Sensor.

Living Room - 12' 2" x 12' 0" (3.71m x 3.65m) Herringbone Woodblock Flooring, Aluminium Frame Obscure D/g Bay Window to Front, Open Fireplace, 22 x 3 Column Bar Radiator, Plastered Walls and Plastered Ceiling, Inset Speakers to Ceiling, Fixed Shelving to Recesses.

Extended Kitchen/Diner/Sitting Room - 23' 7" x 18' 7" (7.18m x 5.66m) Ceramic Tile Floor, Matching Wall And Base Units, Real Wood Surfaces Over, Stainless Steel Sink With Quarter Bowl And Drainer With Mixer Tap Over, Integrated Appliances Include: Hotpoint Dishwasher, 5 Ring Induction Hob, 2 x Hisense Fan Assisted Electric Ovens With Extractor Hood Over, Integrated Whirlpool Coffee Maker, Integrated Microwave Oven, Pull-Out Bin Store Within Wall Units, Space For American Style Fridge Freezer, Aluminium Frame D/g Window To Side, Open-Plan To Sitting Room Which Has, Ceramic Tile Floor Continued, Wood Burning Stove, Inset Spotlights To Ceiling, 20 Bar Vertical Modern Radiator, Open-Plan To Dining Area Which Has: Ceramic Tile Floor Continued, 4 x Bi-Fold Doors To Rear Garden, Inset Spotlights To Ceiling, 20 Bar Vertical Modern Radiator.

Staircase/First Floor Landing - 16' 8" x 2' 9" (5.08m x 0.84m) Fitted Carpet to Stairs and Landing, Aluminium Frame D/g Window to Side, Plastered Walls and Plastered Ceiling, 17 x 3 Column Bar Radiator, Doors to Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 And Family Bathroom.

Bedroom 1 - 12' 0" x 11' 1" (3.65m x 3.38m) Fitted Carpet, 17 x 3 Column Bar Radiator, Aluminium Frame D/g Bay Window to Front, Plastered Walls and Plastered Ceiling, 2 x Doors to Fitted Wardrobe.

Bedroom 2 - 13' 3" x 8' 8" (4.04m x 2.64m) Laminate Flooring, 20 Bar Vertical Modern Radiator, Aluminium Frame D/g Window to Rear, Plastered Walls and Plastered Ceiling, 3 x Sliding Doors to Fitted Wardrobes. Ceiling Mounted Speaker System, Ceiling Mounted Extractor Fan.

Bedroom 3 - 9' 0" x 8' 3" (2.74m x 2.51m) Laminate Flooring, Aluminium Frame D/g Window to Front, Plastered Walls and Plastered Ceiling, 17 x 3 Column Bar Radiator, Large Hatch to Insulated Loft with Pull-Down Attached Wooden Ladders, Door to Large Airing Cupboard Housing Worcester Greenstar 30CDi Combi-Boiler and Slat Shelving.

Bedroom 4 - 9' 8" x 9' 6" (2.94m x 2.89m) Fitted Carpet, Aluminium Frame D/g Window to Rear, 17 x 3 Column Bar Radiator, Plastered Walls and Plastered Ceiling, Fitted Cupboard with Hanging Rails and Custom Fitted Inset Shelving.

Family Bathroom - 8' 8" x 4' 9" (2.64m x 1.45m) Tiled Flooring, Inset Spotlights To Ceiling On A Sensor, Bath With Chrome Mixer Tap And Mixer Shower Over With Rainfall Shower Head And Handheld Shower Hose, Ceiling Mounted Extractor Fan Above, Fixed Glass Shower Screen, His And Her Twin Wash Hand Basins With Chrome Mixer Taps Over Set In Glass Vanity Drawers, Close Coupled W.c., Chrome Ladder/Towel Radiator, Aluminium Frame Obscure D/g Window To Side.

Front Garden - Attractive Landscaped Front Garden, Laid Lawn, Hedgerow Border with A Range of Shrubs Bordering, 2 x Large Double Gates Accessing Garage and Rear Garden, Wall Mounted Welcome Lights to the Front Door.

Large Private (Paved) Driveway to Front – Holds Multiple Vehicles

Rear Garden - SOUTH-EAST FACING - Attractive South-East Facing Rear Garden, Patio With 2 Steps to Lawn Area, Which Has a Range of Plants and Shrubs with Bushes to Borders, Mature Trees, Outside Lights, Outside Tap to Side, Door into Garage, Outdoor Roof Covered Seating Area with An Inset Barbecue.

Garage - 15' 11" x 10' 3" (4.85m x 3.12m) Up and Over Door, Power and Lighting, Aluminium Frame Window to Side, Aluminium Frame Double 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.



CARDIFF & THE VALE

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