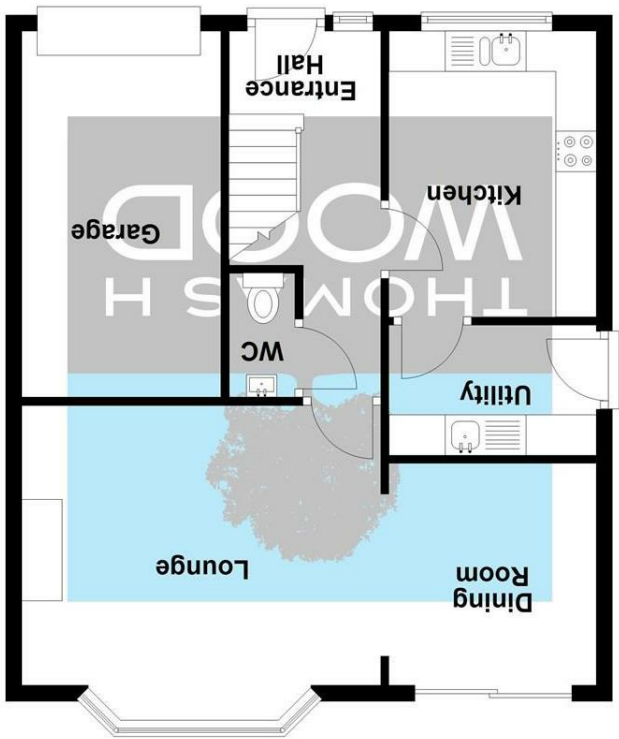
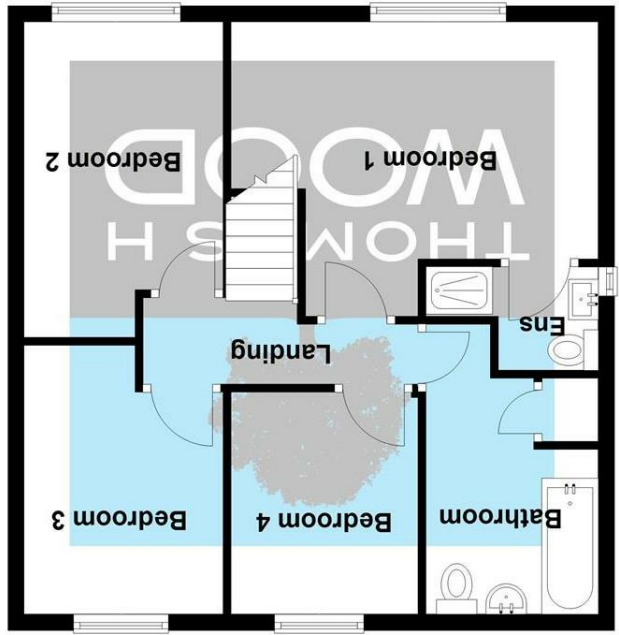


Total area: approx. 1178.4 sq. feet



Ground Floor
Approx. 622.0 sq. feet



First Floor
Approx. 556.4 sq. feet

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-69)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Potential	Current	
	68	80
Energy Efficiency Rating		



THOMAS H
WOOD

CONTACT

EMAIL

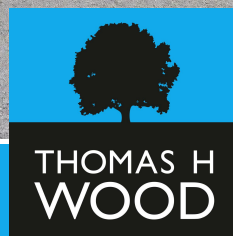
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TELEPHONE

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17 Llandinam Crescent,
Gabalfa, Cardiff
CF14 2RB



£385,000
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1178.40 sq ft

Current EPC Rating - D68

Potential EPC Rating - C80



A delightful four bedroom, detached family home ideally located on Llandinam Crescent in Llandaff North. One of three houses set back off the Crescent and accessed by a shared, private driveway. Situated within close proximity to the picturesque Taff Trail, local amenities and schools and the excellent public transport links. This spacious family home briefly comprises an entrance hallway, cloakroom, lounge, dining room, kitchen and utility room. To the first floor are four bedrooms, with master ensuite and a family bathroom. The property further benefits from off road parking, garage and a private, rear garden. Viewings are highly recommended to appreciate this lovely family home.

ENTRANCE HALL

Entrance hall entered via panelled glazed door with Amtico wood flooring, radiator, stairs off to first floor and access to kitchen, lounge and cloakroom.

CLOAKROOM

0.74m x 1.61m (2'5" x 5'3")

With Amtico flooring, low level radiator, close coupled W/C and wash hand basin.

LOUNGE

4.17m x 4.42m (13'8" x 14'6")

Overlooking the rear garden with Amtico wood flooring, painted walls and textured ceiling with coving. Radiator panel, feature fire surround with electric fire and UPVC bay window to the rear. Open to;

DINING ROOM

2.90m x 2.54m (9'6" x 8'3")

Dining room with Amtico wood flooring, radiator and UPVC patio door to the rear.

KITCHEN

3.78m x 2.51m (12'4" x 8'2")

Fitted kitchen with wall and base units and contrasting work surfaces over. Built in oven and gas hob with extractor fan over. Space and plumbing for dish washer and fridge freezer. Ceramic sink with chrome tap. Radiator panel and UPVC window to front. Door to;

UTILITY ROOM

2.65m x 1.61m (8'8" x 5'3")

Wall and base units and contrasting work surfaces over. Stainless steel bowl and drainer, plumbing for appliances, renewed, wall mounted gas central heating boiler and panelled door to the side.

LANDING

Carpet flooring, radiator and access to the loft.

BEDROOM ONE

3.45m x 3.30m (11'3" x 10'9")

Bright master bedroom with carpeted floor, painted walls and textured ceiling. Built in wardrobes along one side, radiator panel and UPVC window to the front.

EN-SUITE

2.13m x 1.43m (6'11" x 4'8")

Modern en-suite with low level W/C, wash hand basin vanity unit, shower cubicle with glazed door and chrome mixer shower. Radiator panel and UPVC window to the side.

BEDROOM TWO

4.27m x 2.44m (14'0" x 8'0")

Carpeted floor, painted walls and textured ceiling. Radiator panel and UPVC window to the front.

BEDROOM THREE

3.20m x 2.51m (10'5" x 8'2")

Carpeted floor, painted walls and textured ceiling. Radiator panel, fitted wardrobes and UPVC window to the rear.

BEDROOM FOUR

2.18m x 3.51m (7'2" x 11'6")

Currently used as a home office with carpeted floor, painted walls and textured ceiling. Radiator panel and UPVC window to the rear.

BATHROOM

2.14m x 3.51m (7'0" x 11'6")

Generous family bathroom with low level W/C, pedestal wash hand basin, panelled bath with chrome mixer shower over. Radiator panel, airing cupboard and UPVC window to the rear.

OUTSIDE

FRONT

Off road parking, decorative gravel, low maintenance, gate to side.

REAR

An enclosed, low maintenance garden with mature plants, trees and shrubs. Side access to front garden.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band E

