

Dulwich Gardens

CARDIFF, CF5 1SE

GUIDE PRICE £585,000

**Hern &
Crabtree**



Dulwich Gardens

A spacious detached family home situated in a small cul de sac between Pontcanna, Canton and Llandaff.

Situated within easy reach of Cardiff's excellent schools, Llandaff fields, Chapters arts centre and a huge choice of lovely cafes, restaurants and parks this detached property combines suburban tranquillity with city convenience.

The property occupies a good size plot with driveway parking, garage and a lovely enclosed rear garden, making this a fantastic home for families.

From the moment you step inside, you're greeted by a welcoming hallway, two generous reception rooms — perfect for both relaxed evenings in and hosting family gatherings. Each space benefits from plenty of natural light, creating a warm and inviting atmosphere throughout.

The modern kitchen offers practicality with ample storage and space making it an ideal hub for busy family life and there is also a useful ground floor cloakroom. Upstairs, there are four well proportioned bedrooms and a modern family bathroom of good size.

Outside, the property enjoys a quiet position within a peaceful and well-connected neighbourhood, offering a true sense of community. The garden provides a lovely outdoor space for summer entertaining, while off-street parking enhances the home's everyday practicality.

Situated within easy reach of Cardiff's excellent schools, local amenities, and transport links, this charming property combines suburban tranquillity with city convenience.

Viewings are highly recommended.



1398.00 sq ft

Outside front

To the front of the property is an attractive front garden. Enclosed with a low rise brick wall with wrought iron railings and gate. Paved patio. Raised flower borders. A generous block paved driveway provides parking for multiple vehicles and access to the garage.

Reception hall

The property is entered via a double glazed obscure door to the front elevation with large windows to the side offering additional light into the hallway. Coved ceiling. Feature tiled flooring. Radiator. Wall mounted fuse box. Integral access to the garage. Panelled doors lead to the ground floor cloakroom, lounge and kitchen.

Cloakroom

A useful ground floor cloakroom. Offering a two piece suite in white comprising: WC and wash hand basin. Part tiled walls. Tiled flooring. Heated towel rail.

Lounge

A light and spacious principle reception room. Double glazed window to the front elevation with aspect to the garden. Double glazed sliding doors to the front elevation giving access to the garden. Coved ceiling. Feature media wall with recessed shelving and space for wall mounted TV. Feature contemporary style inset electric fire. Wooden laminate flooring. Radiator.

Kitchen

A contemporary style kitchen with access to the dining room adjacent.

Featuring a double glazed window to the rear elevation with aspect to the garden. Double glazed door to the rear elevation provides access to the enclosed garden. The kitchen offers a wide range of matching wall and base units in white with cupboards and drawers with complementary worktops over. Stainless steel one and half bowl sink and drainer with mixer tap above. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated double oven. Integrated dishwasher. Space for fridge freezer. Vinyl flooring. Radiator. Access to:

Dining room

A lovely, spacious family dining room. Double glazed windows to the front and side elevation offering dual aspect to the gardens. Coved ceiling. Wooden laminate flooring. Radiator. Space for dining table and chairs and additional furniture. Staircase rising to the first floor.

Landing

Double glazed window to the rear elevation. Wooden handrail. Two loft access hatch's.

Bedroom One

A light and spacious principle bedroom. Double glazed window to the front elevation. Built in storage cupboard. Radiator.

Bedroom Two

A good size, second double bedroom. Double glazed window to the front elevation. Radiator. Space for wardrobes and additional furniture.

Bedroom Three

A good size third double bedroom. Double glazed window to the front elevation. Radiator.

Bedroom Four

A light and spacious bedroom. Double glazed window to the front elevation. Radiator.

Bathroom

A modern and well designed family bathroom. Two double glazed obscure windows to the rear elevation. The bathroom suite comprises: low level WC, wash hand basin set into vanity unit, panelled bath with central mixer taps and walk in shower cubicle with rainfall shower head. Tiled walls. Vinyl flooring. Heated towel rail. Extractor fan.

Garage

A useful integral garage accessed from the driveway with up and over roller shutter door and doorway from the entrance hall. Wall mounted gas combination boiler. Plumbing for washing machine. Space for further appliances. Cold water tap. Radiator.

Garden

The rear garden is of good size and enclosed by timber

fencing and hedging. The garden offers a generous lawn area, a paved patio area, ideal for outdoor furniture, mature shrubs and trees.

Additional Information

Freehold. Council Tax Band F (Cardiff). EPC rating C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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