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Cae Syr Dafydd, Llandaff Cardiff

£475,000

 black

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## About the property

A very well designed and constructed gable fronted modern detached three bedroom house, built in 1981 by Messrs Herbert Builders, a reputable firm of private local developers, completed with a 10 year N H B C guarantee, and occupying a fine corner position with secluded level enclosed side and rear gardens. This substantial home occupies a stunning location fronting a quiet and private select residential close, away from busy passing traffic, yet well placed within walking distance to both Llandaff Fields and Pontcanna with its vibrant and thriving social scene, including many stylish bars and restaurants and charming public houses, all within level walking distance. Cardiff City centre is also within easy access, as is Sophia Gardens, Pontcanna Fields and Cardiff Castle. This stylish modern property benefits gas heating with panel radiators, white PVC double glazed Georgian style windows, new contemporary grey fitted carpets throughout, and tasteful wall decorations. The impressive living space comprises an entrance porch, an entrance hall with a spindle balustrade staircase and a useful understair storage cupboard, a down stairs cloak room wc, a lounge with a contemporary fire place, a dining room, and a fitted kitchen. The first floor comprises three good bedrooms and a re-modelled white modern bathroom suite. Outside there is a private entrance drive leading to a large attached garage (18'4 x 8'9), whilst the fully enclosed side/rear gardens are private.

## Accommodation

### Llandaff

Also within easy access is Llandaff City, renowned for its Cathedral and its vibrant High Street. Within close proximity is the popular private Howells Girls school and the Llandaff Cathedral School, both within walking distance. Historically, Llandaff was informally known as a 'city', because of its status as the seat of the Bishop of Llandaff. Also within good access is a railway station and The Bishop of Llandaff Church of Wales school. Ysgol Gyfun Gymraeg Glantaf (serving Llandaff, but located in Llandaff North), Welsh medium.

### Pontcanna

Pontcanna is an area of wide tree-lined streets and large houses. It is a relatively wealthy area with numerous cafes and independent retailers centred on Pontcanna Street and Cathedral Road. There is both a large English-born population (roughly 25%) and a smaller Welsh-speaking population (roughly 20%). The area was formerly home to the television studios of TWW, Teledu Cymru, HTV and S4C's headquarters; the BBC's Broadcasting House was nearby in Llandaff.

Many of the larger villas (particularly on Cathedral Road) have been converted into flats, guest houses or business premises. Located on the edge of Cardiff city centre, Pontcanna gives easy access to the centre for professionals, as well as access via the Gabalfa Interchange to the A48(M) motorway.





### Entrance Porch

Approached via a double glazed front entrance door with matching side screen and front windows finished in patterned glass, tiled threshold, wall light.

### Entrance Hall

Approached via a PVC double glazed Georgian style front entrance door leading to a central hall with newly carpeted flooring, radiator, high coved ceiling, newly carpeted single flight staircase with a very useful under stair storage cupboard.

### Downstairs Cloakroom

White suite comprising W.C., corner wash hand basin with chrome taps and ceramic tiled splashback, tiled flooring, Georgian shaped replacement PVC patterned glass double glazed window to front, modern consumer unit/distribution box.



### Front Lounge

13' 5" x 10' 4" ( 4.09m x 3.15m )

Independently approached from the entrance hall, well designed and inset with a stylish and contemporary solid stone fireplace inset with a living flame coal effect gas fire with clear glass front and stone surround and hearth, newly carpeted flooring, double radiator, PVC double glazed Georgian style replacement window with outlooks on to the quiet frontage close, coved ceiling, archway opening to.....

### Dining Room

11' 1" x 8' 4" ( 3.38m x 2.54m )

White PVC double glazed Georgian style replacement window with a rear garden outlook, radiator, coved ceiling, internal door leading to kitchen.



### Kitchen

11' 1" x 8' ( 3.38m x 2.44m )

Well fitted along four sides with a full range of panel fronted floor and eye level units beneath square nosed laminate worktops incorporating a modern sink unit with chrome mixer taps and drainer (Lamona), integrated Neff four ring gas hob beneath a fitted canopy style extractor hood, walls partly finished in retro ceramic tiles, space with plumbing for a washing machine, doors and drawers with soft closing facility and custom made cutlery compartments, tiled flooring, PVC Georgian style replacement double glazed window with a pleasing rear garden outlook, PVC double glazed opaque glass Georgian style replacement outer door leading to the rear gardens and access to the garage. Double radiator, chrome finished light switches and power points throughout. Concealed within an eye level unit is a modern Worcester gas combi heating boiler.

### First Floor

#### Landing

Approached via a newly carpeted single flight staircase leading to a newly carpeted landing, white PVC double glazed Georgian style replacement window to side, access to roof space, large built-in former airing cupboard now a full size linen cupboard with two shelves and a radiator.



### Bedroom One

13' 3" x 9' ( 4.04m x 2.74m )  
Inset with a white PVC double glazed Georgian style replacement window with outlooks on to the quiet frontage close, radiator, coved ceiling, newly carpeted flooring.

### Bedroom Two

11' 4" x 9' 7" ( 3.45m x 2.92m )  
Independently approached from the landing, newly carpeted flooring, coved ceiling, radiator, white PVC Georgian style replacement double glazed window with outlooks across the rear gardens and on to the quiet frontage close and with a view extending on towards a wooded parkland.

### Bedroom Three

9' 4" x 7' 7" ( 2.84m x 2.31m )  
Independently approached from the landing, inset with a white PVC double glazed Georgian style replacement window with an outlook on to the quiet frontage close, radiator, newly carpeted flooring, useful built out over stair storage wardrobe with hanging space and shelving storage space.



### Bathroom

Modern white suite (Roca) with ceramic tiled walls and tiled floor comprising panel bath with chrome hand grips, chrome mixer taps and a Mlra shower unit with curtain rail over, shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., stylish chrome vertical radiator/towel rail, white PVC replacement double glazed Georgian style patterned glass window to rear.

### Outside

#### Front Garden

Corner front garden level and laid to lawn.

#### Entrance Drive

Private off street vehicular entrance drive approached via a dropped kerb and leading to.....

#### Attached Garage

18' 4" x 8' 9" ( 5.59m x 2.67m )  
Approached via an up and over door, electric power and light, courtesy door and window opening in to and approached from the rear garden.



### Rear Garden

Totally level and fully enclosed by high brick built boundary walls to afford privacy and security, partly laid to lawn edged with borders of shrubs and plants, inset with a sizeable paved sun terrace, with a side garden that continues to the side of the property. Outside water tap.

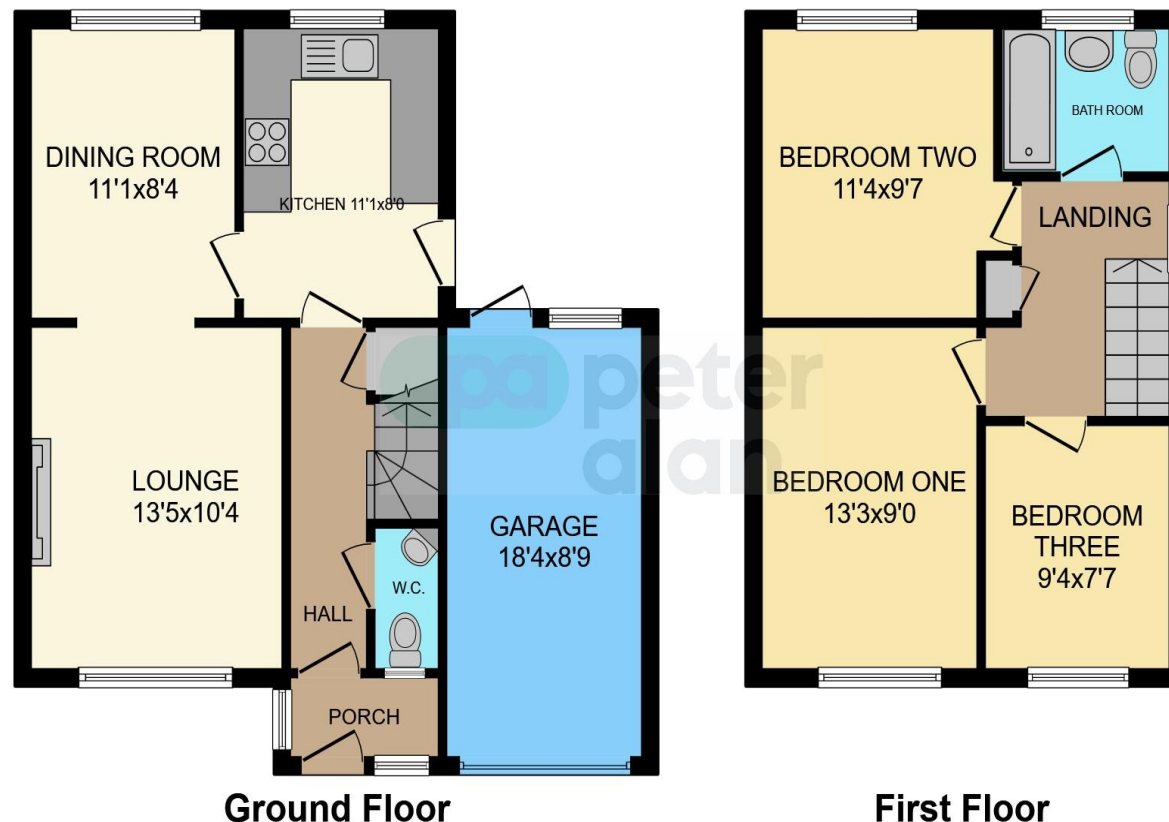






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