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11 College Road, Llandaff North, Cardiff, CF14 2HY

£475,000

 **peter
alan**

02920 612328
whitchurch@peteralan.co.uk



An imposing three bedroom detached period home, built in 1936, and occupying a corner position with stylish landscaped gardens, a private two car drive and a garage. This substantial property is inset with a splayed two storey bay window, the front elevation in facing brick, the remaining elevation in white render, all beneath a pitched clay tiled roof.

This impressive house provides 1250 square feet, with many stylish improvements including modern hardwood effect replacement PVC double glazed windows, gas heating with a modern combi boiler installed in 2016 and annually serviced complete with gas safety certificate, a modern electric consumer unit (installed in 2015), hard wired smoke detectors, a stylish modern kitchen fitted in 2015, and a luxury family bathroom installed in 2015.

The contemporary living space is bright and versatile and comprises a deep central entrance hall, a downstairs stylish modern shower room installed recently, a utility room with side entrance door, a super-sized open plan kitchen and dining room (30'9 x 9'90, and a front lounge (19'1 x 11'0).

The first floor comprises three bedrooms, the master bedroom being an impressive 18'1 x 9'10) complete with dressing area and wardrobes, plus a spacious bathroom (9'7 x 7'5).

The gardens are very private and level, enclosed for privacy, and a double length driveway leads to the garage, which has had plans drawn up to be converted into a home office, which could be achieved under permitted development.

Location

The property fronts a quiet tree lined residential road, away from busy passing traffic, yet well placed within walking distance to Llandaff North shopping centre. Llandaff North is a lovely area, nice parks plus Forest Farm/Taff trail for walks, some handy shops & takeaways on the village high street and only a short walk to Whitchurch. Llandaff North railway Station is a short distance away, The property has been extended in 2016, to a very contemporary design, and is available with no chain. Must be seen!

Entrance Hall

18' 9" x 5' 4" (5.71m x 1.63m)

Approached via an original traditional part panelled front entrance door inset with elegant stained glass leaded upper lights with a matching side screen window opening into a central hall with a wide staircase returning to a first-floor landing with handrail, charming wood block floor, high ceiling with spotlights, double radiator.

Inner Hallway

Approached via a glass panel door from the entrance hall leading to an inner hall equipped with a built-in cloak hanging cupboard, a storage recess and a radiator, ceramic tiled flooring, leading to....

Utility Room

10' x 4' 7" (3.05m x 1.40m)

Equipped with modern floor units with high gloss doors in grey beneath worktops incorporating a stainless-steel sink with mixer taps, vegetable cleaner and drainer, retro porcelain tiled splashback, eye level cabinets with glass doors, space with plumbing for a washing machine, continued tiled floor, useful under stair storage recess housing a modern electric consumer unit. PVC double glazed hardwood effect window to front, PVC part panelled double glazed outer door to side, air ventilator.





Shower Room

Stylish modern contemporary shower room with porcelain tiled walls comprising double size shower with clear glass shower screen and chrome shower unit, W.C. with concealed cistern, shaped wash hand basin with mixer taps and pop-up waste and a built out vanity unit with slim line handles and high gloss doors, vertical radiator, air ventilator, PVC double glazed window to side, approached from the inner hall via a contemporary oak panel door.

Front Lounge

19' 1" x 11' (5.82m x 3.35m)

Independently approached from the entrance hall via a glass panel door leading to a versatile reception room, with part wood block floor, wide splayed bay with replacement PVC hardwood effect double glazed window with outlooks on to the tree lined frontage road, radiator.



Kitchen And Dining Room

30' 9" x 11' 7" (9.37m x 3.53m) Narrowing to 9'9. Approached directly from the entrance hall, fitted along three sides with modern floor and eye level units, stylish worktops incorporating a modern sink unit with chrome mixer taps, vegetable cleaner and drainer, Stoves range cooker with seven ring gas hob including wok burner, together with two built-in ovens, a warming drawer and a grill, all beneath a Stoves canopy style extractor hood, retro tiled walls, matching glass fronted eye level cabinets, space for the housing of a fridge freezer, space for the housing of a wine cooler, fitted island unit with breakfast bar oak topped, various units including deep pan drawers, custom made cutlery compartments, an integrated Bosch dishwasher, a high atrium ceiling provides the wow factor, whilst a large double glazed PVC hardwood effect picture window overlooks the sizeable enclosed private gardens. Double radiator.

Dining area

Currently used as a family room with space for the housing of two 2-seater sofas, continuous flooring, further high atrium style ceiling with velux double glazed window, further double radiator, further hardwood effect PVC double glazed picture window with a pleasing rear garden outlook, ceilings with multiple spotlights. Stylish chrome power points and light switches.



First Floor

Landing

Approached via a returning staircase with a handrail and a charming timber casement-stained glass leaded window to side leading to a central landing.

Linen Cupboard

4' 3" x 3' 8" (1.30m x 1.12m)

Independently approached from the landing via a contemporary oak panel door leading to a useful storage linen cupboard with a wall mounted combi Ideal Logic gas central heating boiler and access to the roof space.

Master Bedroom One

18' 1" x 9' 10" (5.51m x 3.00m)

Independently approached from the landing via a contemporary oak panel door. Stylish fitted wardrobes with glass panel doors concealing multiple hanging space, and storage cupboards above. Additional built-in unit with multiple drawers, stylish vertical radiator, PVC double glazed hardwood effect French doors open on to a Juliet glass panel balcony with outlooks across the sizeable rear gardens. Second stylish vertical radiator.



Bedroom Two

12' x 9' 6" maximum (3.66m x 2.90m maximum)

Approached independently from the landing via a contemporary oak panel door leading to a second bedroom with longer measurements into a wide front splayed bay with replacement PVC hardwood effect double glazed windows with outlooks on to the tree lined frontage road, radiator.

Bedroom Three

6' 6" x 5' (1.98m x 1.52m)

Approached independently from the landing via a contemporary oak panel door, leading to a small single bedroom with a protruding bay window with replacement PVC double glazed units and outlooks the tree lined frontage road. No radiator.

Family Bathroom

9' 7" x 7' 5" (2.92m x 2.26m)

A good size remodelled contemporary and stylish family bathroom with a white suite with fully tiled walls and floor, comprising large oversized bath with chrome mixer taps and chrome shower unit, shaped wash hand basin with chrome mixer taps, built out vanity unit, W.C. with concealed cistern, approached from the landing independently via a contemporary oak panel door, stylish vertical radiator, part obscure glass PVC replacement double glazed window to rear. Vanity shelf with mirror over.



Outside

Front Garden

Fore courted front garden with footpath and pillared entrance gates with low boundary walls double fronted.

Rear Garden

very private and totally enclosed rear garden completely level finished in both an Astro turf area and a grass lawn, with wide borders finished in stone including patio areas, all enclosed by partly renewed timber panel fencing to afford privacy and security. Equipped with a garden gate that leads to....

Private Entrance Drive

The property benefits from a private off street vehicular entrance drive which leads to a former garage.

Detached Former Garage

Brick built with pitched roof, French doors opening on to the garden and a further door and window positioned to the front. Excellent storage area, perfect for bikes etc or even the potential to be converted into a home office.

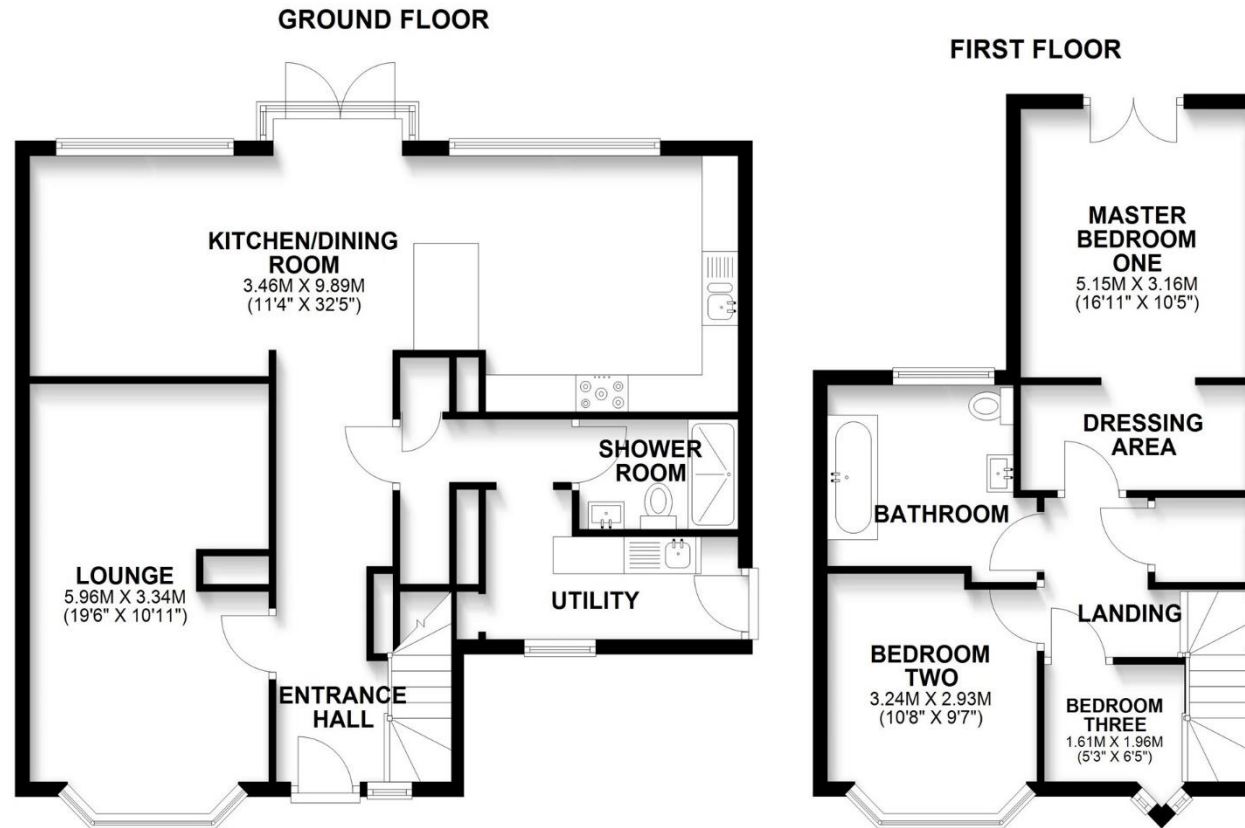






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