



£550,000 Freehold

Deans Close | Cardiff | CF5 2BR

Hern &  
Crabtree

Simply stunning! A larger style three bedroom with a loft room, semi-detached house tucked away in this cul de sac in Llandaff. Completely transformed by the current owners with fantastic open plan kitchen/diner/sitting area taking centre stage.

Thanks to the large windows and sliding doors, the light and spacious accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge/Diner to the front and a large Open Plan Sitting Room/Kitchen/Diner with doors on to the beautifully landscaped Rear Garden to the ground floor. To the first floor are Three Good Size Bedrooms and a modern Four Piece Family Bathroom. Further more the Loft has been converted to create a Home Office or Play Room. The property further benefits from sizable front and a sunny aspect rear garden as well as off street parking.

Deans Close is perfectly positioned just off Western Avenue and is in walking distance of Llandaff Village which offer an array of pubs, cafes and local amenities as well as Insole Court. There are also very reputable primary and secondary schools close by. Internal viewings are highly recommended to appreciate this beautiful family home.



### Entrance

Entered via a double-glazed pvc door to the side with a matching window.

### Hallway

Stained glass window with secondary glazing. Stairs to the first floor with a gallery balcony. Radiator. Wood parquet flooring. Under stairs storage cupboard. Door opens to open plan Kitchen/diner and sitting room.

### Cloakroom

Obscure single-glazed wood window to the side. W/c and wash hand basin. Tiled flooring. Tiled splashbacks.

### Living Room 20'4" max x 16'9" max

Double-glazed pvc bay and half window to the front. Wood parquet flooring. Two radiators. Gas fireplace with exposed brick and stone hearth. Storage built into the alcoves. Coved ceiling.

### Sitting Room 13'11" x 11'11"

Chimney breast. Radiator. Tiled flooring with squared-off arch to the kitchen//diner.

### Kitchen/Diner 19'10" max x 17'6" max

Double-glazed window to the rear. Double-glazed sliding patio door to the garden. The Lantern roof offers natural

light into the dining area. The kitchen is fitted with a selection of base units with floor-to-ceiling cupboards. Inset stainless steel sink with mixer tap. A full-length integrated fridge and freezer. Integrated Neff Oven and induction hob. Recess for microwave. Corner larder cupboard with light and power. Integrated dishwasher. Space and plumbing for washing machine. Pull out pan drawers. Central island breakfast bar with quartz worktop. Breakfast bar and further storage. Series of spotlights. Matching tiled flooring.

### FIRST FLOOR

Stairs rise up from the entrance hall with wooden hand rail and spindles.

### Landing

Stained glass wood window with secondary glazing. Bannister. Radiator.

### Bedroom One 16'8" x 12'

Double-glazed pvc bay window to the front. Radiator. Feature paneled wall.

### Bedroom Two 12' x 11'

Double-glazed window to the rear. Radiator. Built-in storage.

### Bedroom Three 8' x 10'10"

Double-glazed window to the front. Radiator. Built-in wardrobe.

### Bathroom 9'7" x 8'9"

Obscure double-glazed window to the



rear. W/c and vanity wash hand basin. Corner shower and bath with mixer tap. Tiled floor. Half-tiled walls. Heated towel rail. Airing cupboard with Ideal logic gas combi boiler.

### Loft Room 19'9" max x 14'7" max

Door from the landing. Double-glazed Skylight windows to the front and rear. Two electric radiators. Wooden banister rail. Storage into the eaves. Floor-to-ceiling height 8'2" to the highest point.

## OUTSIDE

### Front

Off-street parking for two/three vehicles. Mature shrubs and flower borders. Storm Porch. Outside light. Gate leading to the rear garden.

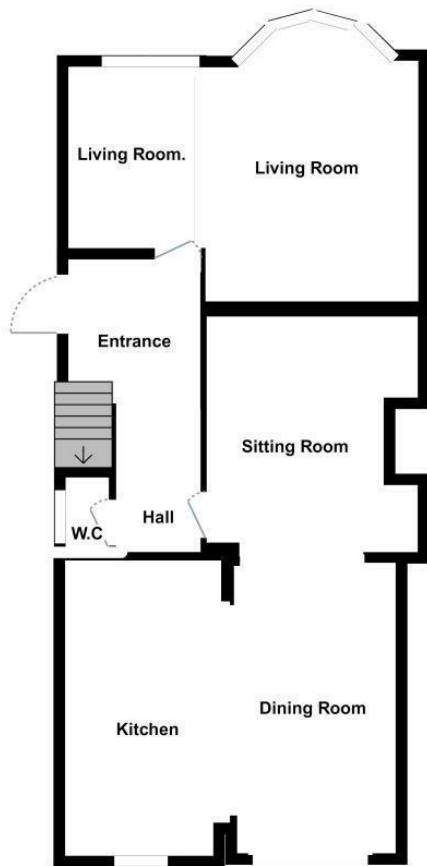
### Rear Garden

Timber fencing with a gate to the side leading out to the front. Paved patio sitting area. Astro turf lawn with mature shrubs. Raised flower border. Cold water tap. Side path with a gate leading to the front. Detached storage ( former garage ) with pedestrian door from the garden.

### Additional Information

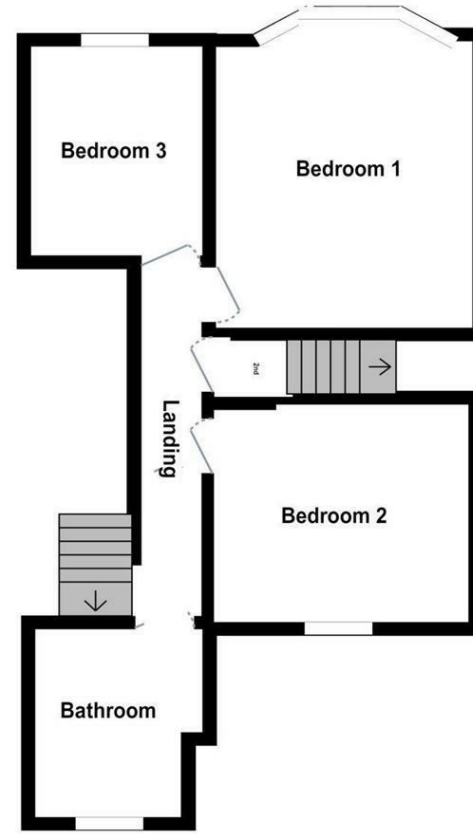
We have been advised by the vendor that the property is Freehold.  
Council Tax - G





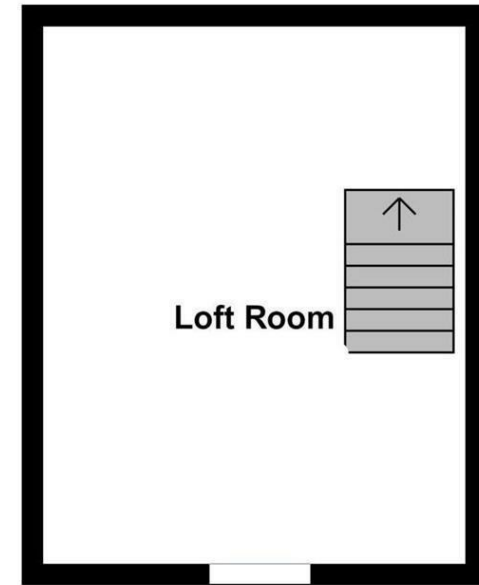
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## Ground Floor



For illustration purposes only. Not to scale.

## 1st Floor

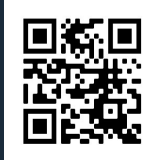


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## Loft

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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 68                      | 73        |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



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