



Highfields

| Llandaff | Cardiff | CF5 2QB

Hern and Crabtree

HIGHFIELDS

Guide Price £600,000



lawn, stone chippings, a sitting area, hedges, shrubs, and trees, access to the front.

Garage

18'1 max x 8'10 max

With up and over door to the front, double glazed window to the side, electric consumer board, gas meter, power and light.

Front

In and out driveway, shrubs and trees.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is G.

No Chain. A deceptively spacious four double bedroom detached house set on a generous size plot with outstanding panoramic views over the river, parkland and the city from the rear. Perfectly situated on this quiet no through road in Llandaff, this would make a wonderful family home.

Having been well maintained by the current owners for many years, the property could benefit for some modernisation but offers excellent potential. The accommodation briefly comprises: Entrance Hall, Cloakroom, Study, Living Room, Dining Room with Doors out onto the Garden, Fitted Kitchen and Utility Room to the ground floor. To the first floor are Four Double Bedrooms and a family Bathroom. The property further benefits from good size front and rear gardens as well as off street parking and a single garage to the front.

Llandaff offers a good selection of independent shops, cafés and restaurants with excellent public transport links to Cardiff city centre. Ysgol Pencae Welsh Primary School is just a short stroll to the end of the street whilst in a wide catchment for several English and Welsh Primary and Secondary Schools including Bishop of Llandaff High School and Glantaf Welsh Secondary. Internal viewings are highly recommended!

Entrance

Entered via a double glazed door with obscure windows to front and side, stairs to the first floor.

Cloakroom

Window looking towards the boiler room/utility, with wash hand basin and w.c.

Study

8'11 x 7'10

Double glazed window to the front, wood parquet flooring.

Living Room

15'7 x 12'2

Double glazed window to the front, gas fireplace, French doors leading to the dining room.

Dining Room

15'4 x 10'10

Double glazed sliding doors leading out to the garden, serving hatch to hallway, French doors to the living room.

Kitchen

11'3 x 12'

Double glazed window to the rear, wall and base units with worktop over, gas hob and integrated oven, single bowl sink and drainer, space for dishwasher.

Utility

8'8 x 9'8

Double glazed window to the rear and door to the garden, sink, space and plumbing for a washing machine, cupboard housing the boiler system, door to garage.

First Floor Landing

Stairs rise up from the entrance hall, access to loft space, airing cupboard with hot water cylinder.

Bedroom One

15'7 x 12'3

Double glazed window to the front, built in cupboard, wash hand basin.

Bedroom Two

13'5 x 10'7

Double glazed window to the rear, built in wardrobes.

Bedroom Three

12'1 x 10'6

Double glazed window to the rear, fitted wardrobes.

Bedroom Four

11'5 x 8'5

Double glazed window to the front, built in cupboard, a corner shower and wash hand basin, fitted wardrobes.

Bathroom

7'1 x 8'4

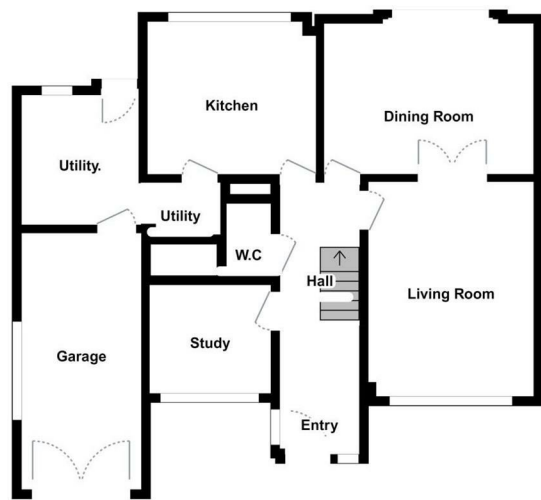
Double obscure glazed window to the side, bath with shower over, w.c, wash hand basin and bidet, heated towel rail.

Rear Garden

Elevated with views towards Whitchurch, Tongwynlais, and Castell Coch, raised paved patio, steps down to a

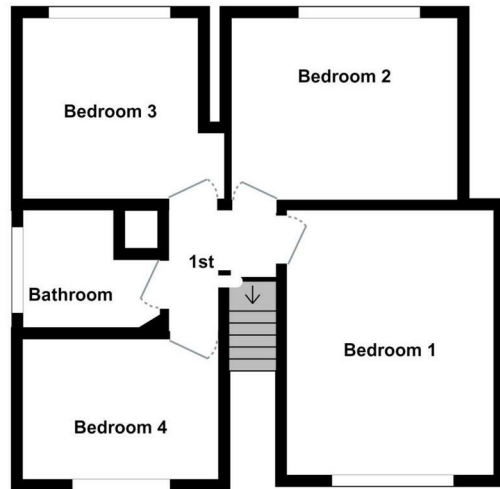


Call Hern & Crabtree to arrange a viewing on **02920 555 198**



For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

1st Floor



Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		72
	52	

England & Wales EU Directive 2002/91/EC



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ
 Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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.