



Insole Grove East
| Llandaff | Cardiff | CF5 2HP

Hern and Crabtree

INSOLE GROVE EAST

Offers In Excess Of £540,000



Simply superb! A beautifully presented and extended three bedroom semi-detached house over looking the green on Insole Grove East. The bi-folding doors connect the rear garden from the open plan kitchen/diner/living space with plenty of natural light from the large glass doors and sky light windows. This stylish yet homely property has been completely transformed by the current owners.

The accommodation briefly comprises: Entrance Hall, Cloakroom, Living Room, Large Open Plan Kitchen/Diner opening into a Sitting Area and Utility Area to the ground floor. To the first floor Three Bedrooms and a four piece Family Bathroom. The property further benefits from an enclosed rear garden backing onto insole court, off street parking and a single garage.

Insole Grove East is located a stones throw away from the ever so popular Insole Court and Llandaff High Street can be found just a short walk away. Llandaff offers a variety of independent cafés, shops and amenities including Rugby Club, Rowing Club and the historic Llandaff Cathedral. Llandaff offers excellent public transport links to Cardiff city centre via bus and rail. Be quick and book early!

Entrance

Entered via a wood glazed front door with stained glass window to the front, plate rack, radiator, wood parquet flooring, stairs to the first floor.

Cloakroom

Fitted with w.c and wash hand basin.

Living Room

14'9 max into bay x 12'4
Double glazed wood bay windows to the front, picture rail, coved ceiling, radiator, cast iron gas fireplace, built in cupboards to alcoves.

Utility Room

5'4 x 6'10
Double glazed window to the side, heated towel rail, plumbing for a washing machine, tiled floor.

Kitchen/Diner

18' max x 14'8
Kitchen has an extension with three electric skylight

windows to the rear, fold back doors opening to the rear garden, double glazed window to the rear, kitchen fitted with a range of wall and base units with Quartz worktop over, a central island with storage, five ring Aeg gas hob with cooker hood above and Zanussi double oven and grill, integrated Aeg dishwasher, ceramic Belfast sink with pull down spray mixer tap, plumbing for an American style fridge/freezer. radiator, chimney breast offers potential for a fireplace. Underfloor heating runs throughout the kitchen/sitting room, which are on two separate thermostat controls.

Sitting Room

12'5 x 9'9 max
The sitting room is broken plan to the kitchen/diner.

First Floor Landing

Stairs rise up from the entrance hall with a dogleg staircase and wooden handrail, stained glass window to the side, access to loft space.

Bedroom One

14'8 x 11'3
Double glazed wood bay window to the front, picture rail, fitted wardrobes to alcove, radiator.

Bedroom Two

12'5 x 11'3
Double glazed window to the rear, picture rail, radiator, fitted wardrobes.

Bedroom Three

7'11 x 8'8
Double glazed window to the front, radiator, picture rail.

Bathroom

7'9 max x 8'11 max
Double obscure glazed window to the rear, a four

piece suite comprising shower with plumbed shower, w.c, wash hand basin and free standing roll top bath with upstand mixer tap, heated towel rail, radiator, part tiled walls, tiled floor.

Rear Garden

Fencing, paved patio, raised Astro turf lawn, timber built summer house, greenhouse and timber framed storage shed, lawn and side path leading to the front.

Garage

A detached single garage

Garage

Driveway, Astro turf lawn and low rise brick wall.

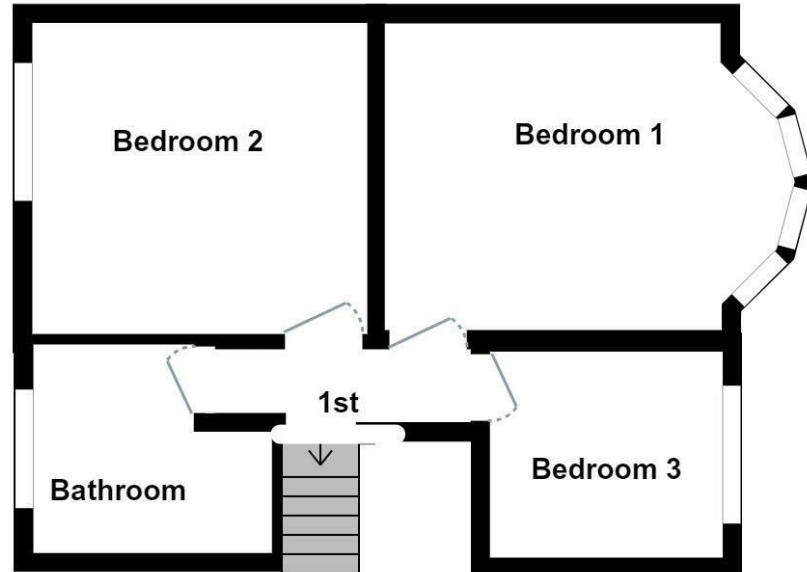
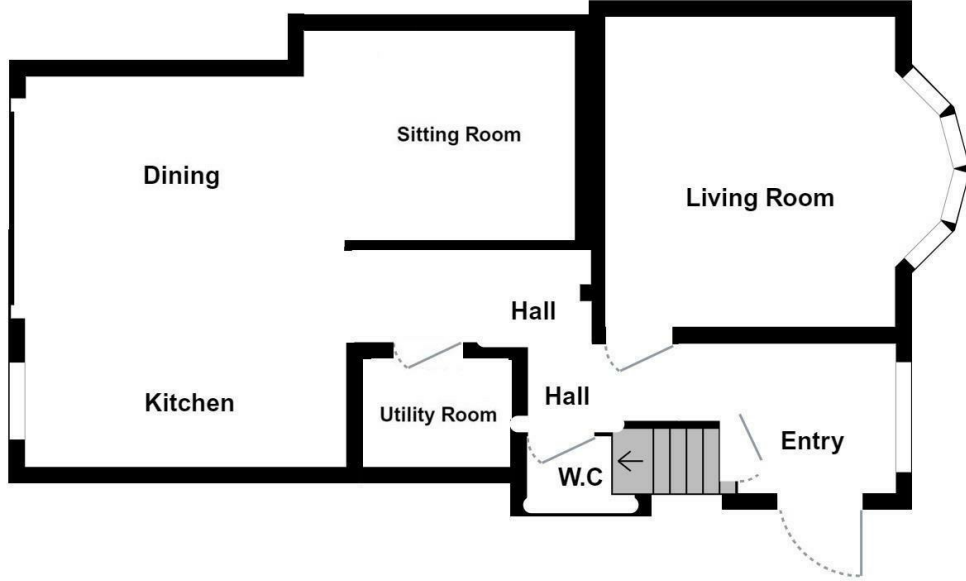
Tenure and additional information

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



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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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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.