



Cardiff Road

| Llandaff | Cardiff | CF5 2DS

*Hern and Crabtree*

# CARDIFF ROAD

Guide Price £530,000



A wonderful grade-II listed residence with plenty of charm and character, placed in the heart of Llandaff Village. Believed to date back to circa 1870, this superb listed building has undergone extensive restoration by the current owners. Forming part of Llandaff House, one of the standout points of this home is certainly the billiards room that occupies the top floor of property. This room currently has a dining table that converts into a snooker table that will come with the house should the new owners desire it.

The property's period bespoke character features stand out and still has many original Georgian feature, along with high ceilings. The current accommodation briefly comprises: Entrance Hall, Sitting Room/Bedroom Three, Two Double Bedrooms and a Bathroom Suite to the ground floor. To the first floor is the Billiards Room and a Fitted Kitchen. The property further benefits from a courtyard front and a beautiful private rear garden.

Llandaff is a highly sought after area which boasts a thriving High Street with a variety amenities including independent shops, restaurants cafes and reputable schools such as Llandaff Primary School and The Bishop of Llandaff High School, Internal viewings are highly recommended for this fantastic home to be fully appreciated!

## Entrance

Entered from the courtyard via a wood front door with stained glass, an L shaped hallway has radiator, flagstone flooring, picture rail, exposed beams, stairs lead up to the billiards room.

## Bathroom

4'7 x 11'2

Door from hallway, obscure glazed sash window with French shutters, a free standing roll top claw feet bathtub with wall mounted mixer tap, w.c and wash hand basin, heated towel rail, flagstone flooring.

## Living Room

15'7 x 16'3

French doors leading out to the rear garden, chimney breast, walk way to inner lobby, glazed sash window, two radiators red quarry tiled flooring.

## Bedroom One

10'8 x 8'9

Glazed window overlooking the courtyard and former door, an additional window to the side, exposed brickwork, radiator, red quarry tiled flooring.

## Bedroom Two

11'3 x 9'9 max

Sash window overlooking the courtyard, radiator, fireplace chimney recess for storage, red quarry tiled flooring.

## Living Room/ Billiards Room

26'11 max x 19'4

Stairs rise up from the entrance hall with wooden handrail, vaulted ceiling, wood glazed window overlooking the rear garden with stained glass over, ceiling detail, cornicing, wood panelling, cast iron radiator, sitting area with cast iron wood burning stove and stone fireplace with tiled

sidings and decorative wooden mantle, storage cupboard with fixed stair ladder to a loft area which has power and light, additional stained glass windows.

## Kitchen

15'4 x 8'8

Wood sash window overlooking the front courtyard, wall and base units with granite worktop over, twin Belfast style sink, space for a gas range cooker, integrated fridge and integrated freezer, integrated washing machine, extractor fan, Worcester gas combination boiler concealed within cupboard, feature fireplace with surround, radiator, vaulted ceiling, skylight window, stripped wooden flooring.

## Courtyard

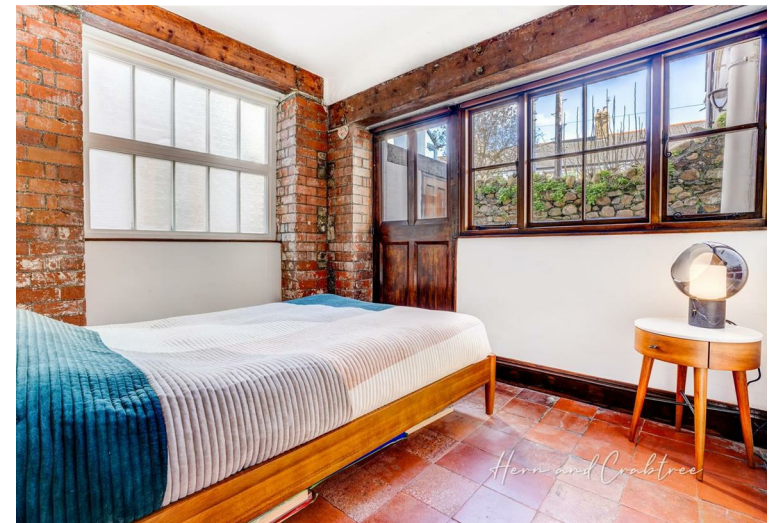
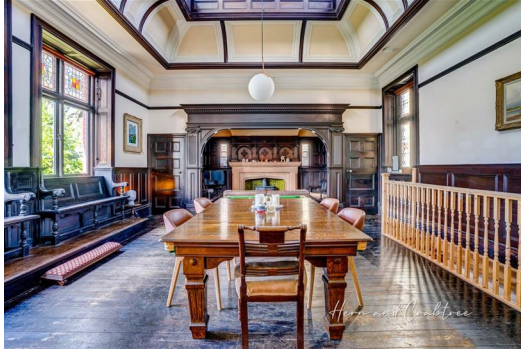
Gate access to Cardiff Road.

## Rear Garden

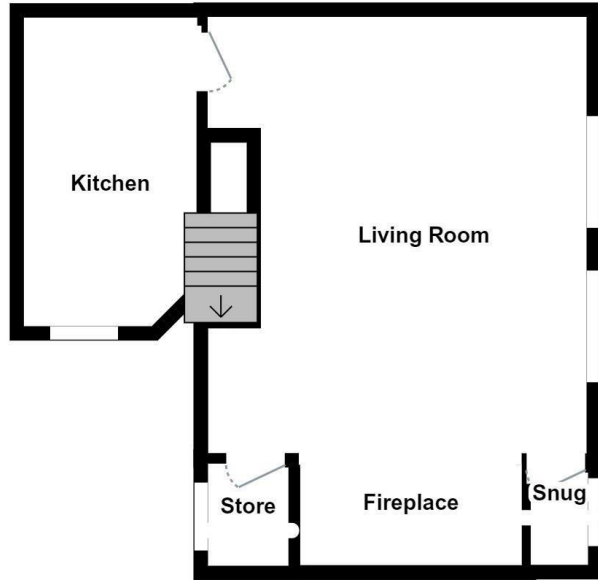
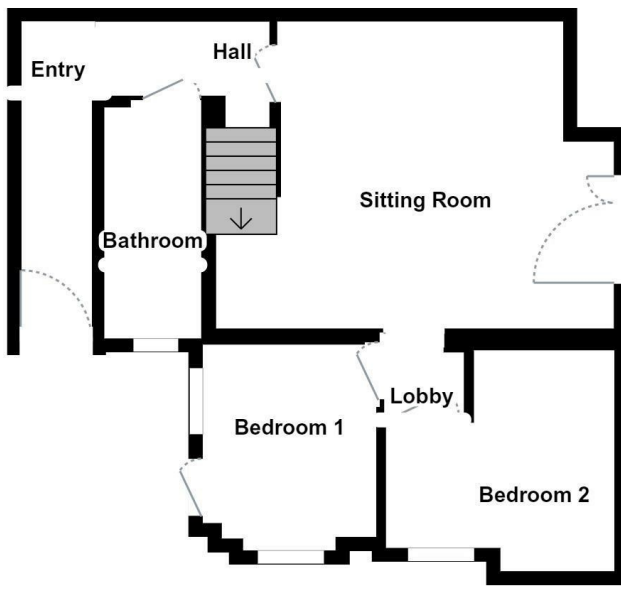
Enclosed garden with mature shrubs, trees and flower borders, stone chippings.

## Tenure and Additional Information

We have been advised by the seller that the property is freehold.



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



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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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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.