



Offers In Excess Of £575,000

Bishops Walk | Cardiff | CF5 2HA



Simply stunning. An impressive four bedroom semi-detached property that has been superbly extended with an L shaped open plan Kitchen/Diner that takes centre stage. Modernised throughout to a high specification by the current owners, this would make a perfect family home.

The spacious and versatile accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge, Sitting Room opening up to the high specification L shaped Kitchen Diner with doors out onto the rear garden to the ground floor. To the first floor are Three Bedrooms and a contemporary four piece Bathroom suite. Furthermore, there are stairs leading to a wonderful size fourth Bedroom that has views across Cardiff with a good size En-Suite. The rear garden is a generous size and has been landscaped with lawn, sitting area as well as a single garage with an electric door and rear lane access. There is also off street parking to the front.

Bishops Walk is located within a stones throw of the ever so popular Insole Court and is within a 10 minute walk to Llandaff High Street where there are plenty of local shops and amenities. There are very good transport links to and from Cardiff City Centre via train and bus links. There are excellent local primary and secondary schools within walking distance. Internal viewings are an absolute must!



### Entrance

Entered via a double glazed composite front door with obscure glazed window inset, windows either side and over, fitted floor mat, plate rack, radiator, stairs to the first floor with understairs alcove.

### Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, heated towel rail, extractor fan, tiled floor.

### Kitchen/Diner 18'4 max x 14'4 narrowing to 8'9

An L shaped room forming part of an extension, sun lantern window, double

glazed French doors to the garden, kitchen fitted with wall and base units with Quartz worktop over, ceramic Belfast style sink, full length dishwasher, four ring induction electric hob with cooker hood above and integrated double fan ovens and grill, (top oven is also a microwave) plumbing and space for a double stack tumble dryer and washing machine, integrated fridge/freezer, radiator, oakwood flooring, square arch to the sitting room.

### Sitting Room 12' x 12'2 max

Stained glass window to the hallway, radiator, ceiling rose and coved ceiling, picture rail, shelving to alcove.

### Lounge 14'4 max into bay x 12'2 max

Double glazed bay window to the front with stained glass window over, radiator, shelving and cupboard to alcove, picture rail, ceiling rose and coved ceiling, a cast iron wood burning stove set within the chimney breast set on a slate hearth and stone mantle.

### First Floor Landing

Stairs rise up from the hall with wooden handrail, double obscure glazed window to the side, stairs to the second floor.

### Bedroom Two 14'5 max x 10'1 max

Double glazed bay window to the front with stained glass windows, radiator, picture rail, fitted wardrobes, shelving.

### Bedroom Three 11'11 x 10'2

Double glazed window to the rear, radiator, fitted wardrobes.

### Bedroom Four 7'1 x 7'4

Double glazed window to the front with stained glass window over, radiator, picture rail, vinyl floor.

### Bathroom 6'11 x 8'5

Double obscure glazed window to the rear and side, a four piece suite comprising, a free standing bathtub



with central mixer, a corner shower with plumbed shower, w.c and wash hand basin, mirrored vanity cupboard, heated towel rail, extractor fan, part tiled walls, luxury vinyl floor.

### Second Floor

Stairs rise up from the first floor, double obscure glazed window to the side.

### Bedroom One 19'1 max x 12'1 max

Double glazed window to the rear, radiator, fitted wardrobes, eaves storage, door to en suite. Floor to ceiling height is 7'.

### En Suite 8'9 x 5'7

Double obscure glazed window to the rear, a double walk in shower with

plumbed shower, w.c and a wall hung wash hand basin, heated towel rail, extractor fan, part tiled walls, tiled floor.

### Rear Garden

Enclosed rear garden, landscaped with stone paved patio, a central lawn, shrubs and flower borders to one side, concrete patio at the end of the garden, outside power point, and cold water tap, double gate for bin hideaway and log store, an electric awning, pedestrian gate to the rear lane and gate to front driveway.

### Garage

A detached single garage with electric and roller shutter doors to access the lane ( which is gated)

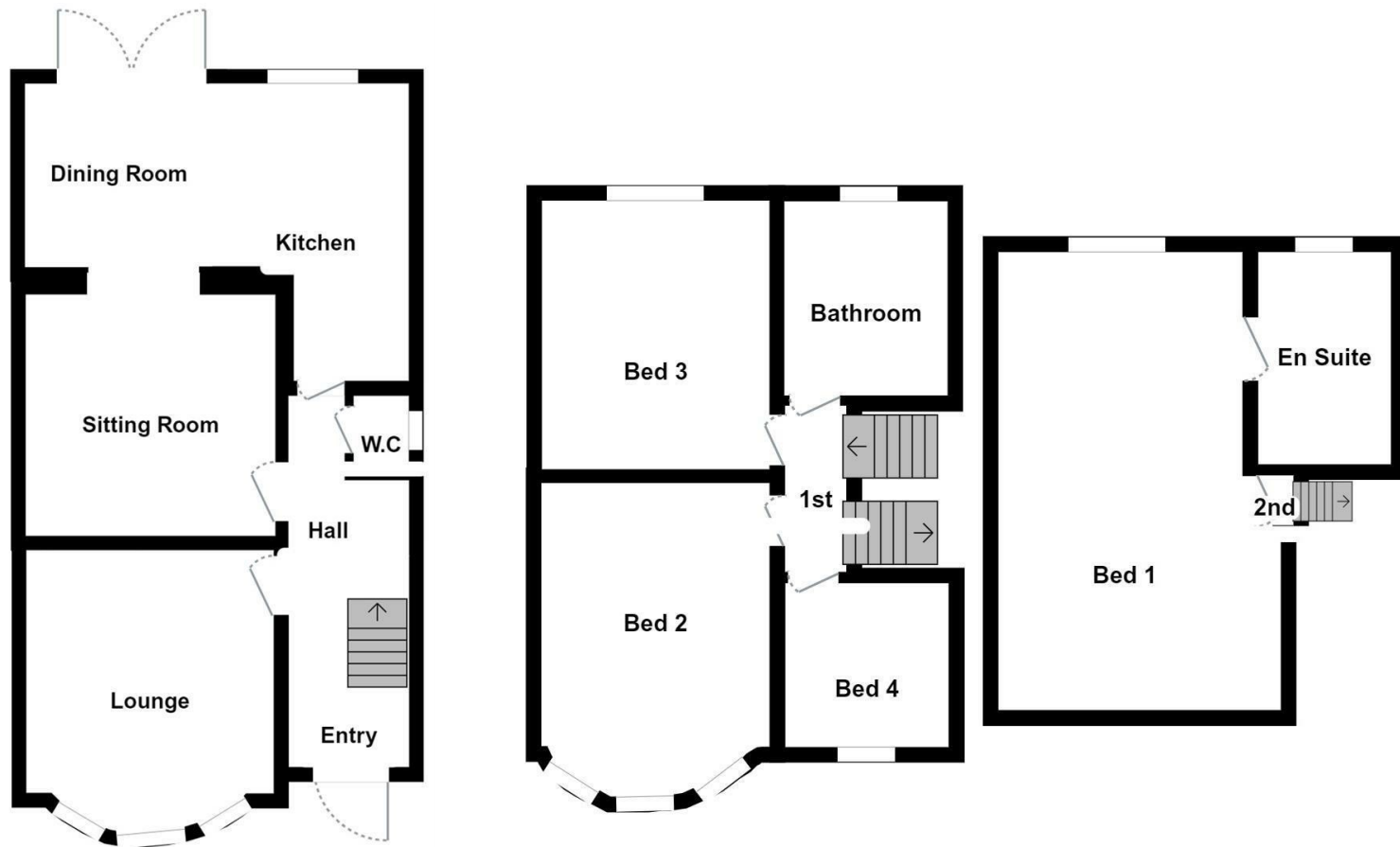
### Front

A keyblock driveway for two vehicles, path and gate to the rear garden.

### Tenure and additional information

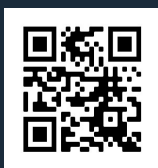
We have been advised by the seller that the property is freehold and the council tax band is F. We have been advised by the seller that the combi boiler was new in July 2023 and has a 10 year BAXI guarantee. EPC=D





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>		66	79
(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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