



£1,100,000 Freehold

Pwllmelin Road | Cardiff | CF5 2NG

Hern & Crabtree

Perfectly nestled away on this generous size plot, set back off Pwllmelin Road in Llandaff, is this exceptional detached gated house that is a true gem waiting to be discovered. Built in the 1950s, this property exudes charm and character while offering modern comforts.

As you enter the property, you are greeted by a large, gated driveway leading to a detached double garage, providing ample parking space for multiple vehicles. The generous grounds surrounding are well stocked making it very private and with plenty of outdoor space for entertaining.

The spacious and versatile accommodation is set over three stories and briefly comprises: Entrance hall, cloakroom, two reception rooms, perfect for entertaining guests or simply relaxing, a home office and wonderful open plan kitchen/diner that takes centre stage with doors leading out onto the south facing rear garden and an additional utility room to the ground floor. There are five double bedrooms with an en-suite and dressing room to the primary bedroom as well as two further bathrooms.

Pwllmelin Road is located a stone's throw away from the ever-so popular Insole Court and Llandaff Village. Situated on the cusp of the historic village of Llandaff and is a short stroll to the main High Street with its celebrated restaurant scene, independent shops and cafes along with easy access to the Taff Trail. There are also excellent primary and secondary schools of both Welsh and English located close by.

Whether you're looking for a peaceful retreat or a place to create lasting memories, this property has it all. Don't miss the opportunity to make this charming detached house your new home!



Entrance

Entered via a double-glazed door with matching windows over and on either side into the porch.

Porch 6'4" x 7'

Radiator. Slate tiled floor. French doors into the hallway.

Hallway

Stairs to the first floor. Wood flooring. Radiator. Understairs alcove. Archway through to a storage area with a built-in storage cupboard and radiator. Door to cloakroom.

Cloakroom

Obscure double-glazed window to the side. W/c and wash hand basin. Vinyl floor. Radiator.

Office 11'9" x 9'7"

Entered from the hallway. Double-glazed window to the side. Fitted bookshelves, cupboards and desk. Oakwood floor. Radiator.

Sitting Room 12'3" x 11'10"

Double-glazed window to the front. Radiator. Wood floor.

Lounge 21'2" x 11'4"

Double-glazed windows to the front. Radiator. Wood flooring. Electric fireplace.

Kitchen/Diner 25'9" x 12'2"

Double-glazed windows to the side and rear. French doors to the rear. The kitchen diner is fitted with wall and base units and worktops. Sink and drainer

with mixer tap. Integrated five-ring gas hob, double oven and grill with upstand splashback and cooker hood fitted. Integrated full-length dishwasher, fridge freezer and microwave. Full-length storage cupboard. Door to a utility room. Wood flooring.

Utility Room 4'3" x 12'1"

Double-glazed door to the garden. Space and plumbing for a washing machine. Space for a tumble. Further storage and shelving. Gas boiler.

FIRST FLOOR

Stairs rise from the entrance hall with wooden handrails and aluminium spindles.

Landing

Matching bannister and stairs to the second floor. Dual aspect windows to the front and rear. Two radiators.

Linen Room 4'6" x 5'4"

Walk-in linen cupboard with a double-glazed window to the front and further built-in storage cupboard. Doors leading off to:

Bedroom One 16'2" x 11'11"

Double-glazed window to the rear. Radiator. Archway to a dressing room.

Dressing room 9'10" x 8'5"

Double-glazed window to the side. Radiator. Fitted wardrobes and dressing area. Door to en-suite.



En-Suite 6'10" x 7'6"

Double-glazed window to the front. Corner shower, wash hand basin and w/c. Vanity cupboard. Heated towel rail. Extractor fan.

Bedroom Two 12'4" x 11'6"

Double-glazed window to the rear. Radiator.

Bedroom Three 13'6" x 11'5"

Double-glazed window to the front. Radiator. Fitted wardrobes.

Bathroom 6'7" x 11'5"

Obscure double-glazed window to the side. Corner shower cubicle, separate bath with central mixer tap, w/c and wash hand basin. Vanity cupboards and light-up shaver mirror. Heated towel rail. Luxury vinyl floor. Extractor fan.

SECOND FLOOR

Stairs from the first floor. Wooden hand rails and matching spindles.

Landing

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

Bedroom Four 11'11" x 22'4" max

Double-glazed window to the front and rear. Fitted wardrobes and cupboards. Radiator.

Bedroom Five 11'5" x 22'4" max

Double-glazed window to the front and rear. Fitted wardrobes and cupboards. Radiator.

OUTSIDE

Front

Electric double gates. A long tarmac

driveway leads through to the property and offers a parking area for 2/3 vehicles and a detached garage. Steps lead down to a large front lawn with a central path. Lawn areas and a good selection of mature shrubs, trees and flower borders.

Rear Garden

Accessed from either side of the property and a path that leads to one side. Enclosed with timber fencing Lawn area and patio area. Selection of mature shrubs and flower borders. Cold water tap. Outside power point and light.

Garage 11'11" max x 9'3" max

Detached garage with up and over door and pitched roof and storage into the roof eaves. Power and light. Pedestrian door. Skylight windows.

Tenure

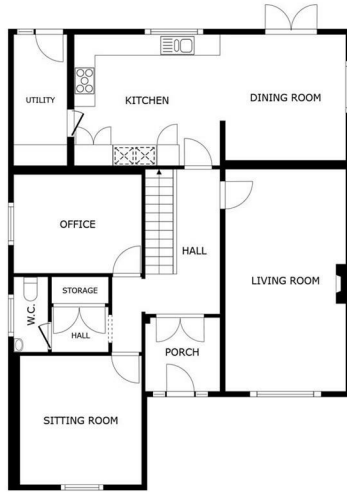
We have been advised by the vendor that the property is Freehold.

Additional Information

We have been advised by the vendor that the property will be sold with solar panels.

Council tax - Epc - C





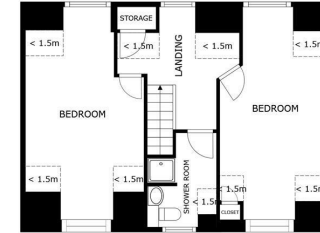
GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR 107.7 m² (1,159 sq.ft.) FIRST FLOOR 101.3 m² (1,090 sq.ft.) SECOND FLOOR 55.8 m² (601 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 7.4 m² (79 sq.ft.)
 TOTAL : 264.8 m² (2,850 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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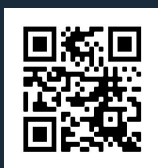
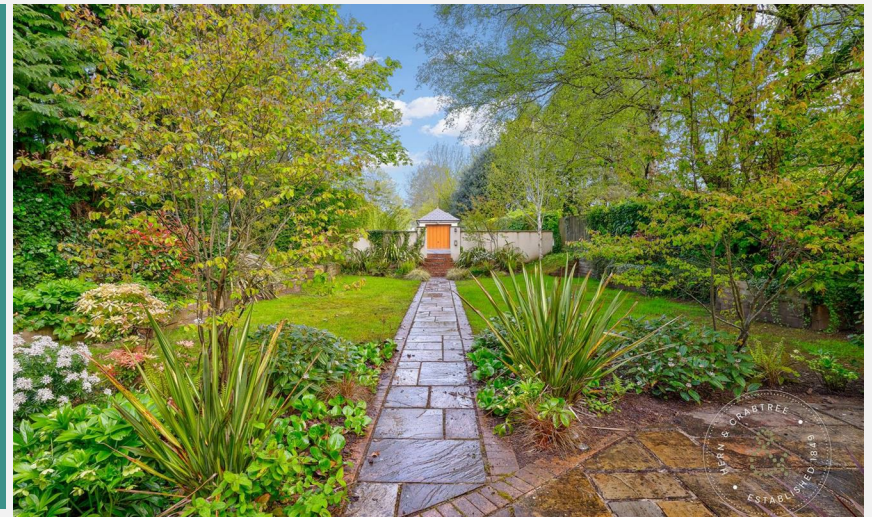
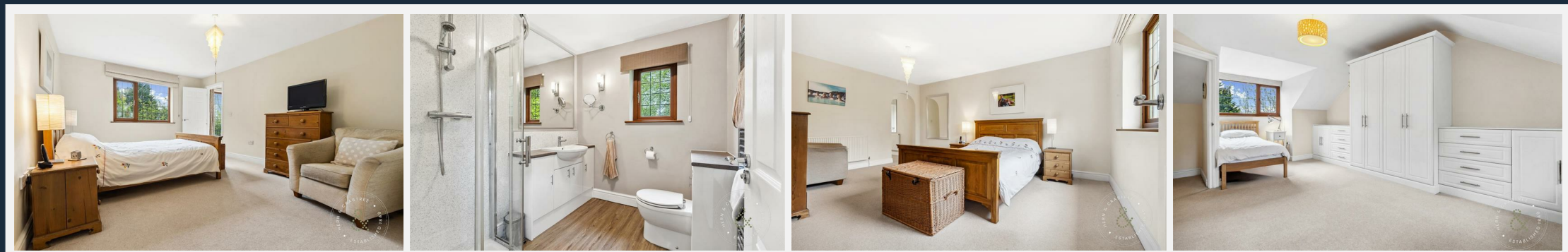


Matterport

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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