



# Verallo Drive

| Lansdowne Gardens, Canton | Cardiff | CF11 8DT



# VERALLO DRIVE

Guide Price £475,000



"Not to be missed no onward chain and rarely available." Perfectly positioned, tucked away on this generous size corner plot is this immaculate larger style four bedroom executive detached house set on Lansdowne Gardens. Upgraded throughout, with light and spacious living space and ample off street parking, this really is the perfect family home.

The accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge opening up into the Open Plan Kitchen/Diner with doors out onto the rear garden, Utility Area and a Sitting Room/Home Office to the ground floor. To the first floor are Four Good Size Bedrooms with an En-Suite to the Primary Bedroom and a family Bathroom. The property further benefits from a generous size, landscaped rear garden as well as a private driveway for up to five vehicles. There also are views across Sanatorium Park with direct access to the Elly Trail.

The property is an approximate five minute walk through the park to Ysgol Gymraeg Treganna, the main catchment school, and Ysgol Gymraeg Pwll Coch. Lansdowne Gardens is the catchment school for the recently completed Fitzalan High School and only a short walk away. There are plenty of local shops and amenities close by and the property offers good access links to and from Cardiff City Centre, Cardiff Bay and the M4. Internal viewings are highly recommended.

## Entrance

Entered via a double-glazed composite door to the front with etched glass and a matching window to the side with a half-moon crescent window over.

## Hallway

Radiator. Luxury vinyl floor. Stairs to the first floor. Coved ceiling. Door to cloakroom and Lounge.

## Cloakroom

W/c and vanity wash hand basin. Tiled walls and floor. Heated towel rail. Understairs storage cupboard.

## Lounge

16'6" x 11'  
Double-glazed bay window to the front. Radiator. Matching luxury vinyl floor. French doors separate the lounge and kitchen/diner.

## Kitchen/Diner

26'6" x 9'5"

Double-glazed French doors that lead out to the rear garden and double-glazed windows to the rear. The kitchen is fitted with wall and base units with complimentary worktops. Sink and drainer with a tap. Integrated full-length dishwasher. Four-ring induction hob with fitted cooker hood over and glass splashback. Double oven and grill along with an integrated microwave. Integrated twin fridge freezer. Pan drawers. Large vertical radiator. Luxury vinyl floor. Door to a utility room.

## Utility Room

5' x 5'10"

Double-glazed door leading out to the side. Wall and base units with worktops matching the kitchen. Sink. Space and plumbing for washing machine and

space for a tumble dryer. Concealed gas boiler. Heated towel rail. Extractor fan. Luxury vinyl flooring.

## Sitting Room

17' x 8'2"

Double-glazed window to the front. Radiator. Luxury vinyl floor. Series of spotlights.

## FIRST FLOOR

Stairs from the entrance hall with wooden hand rail and spindles.

## Landing

Bannister. Radiator. Loft access hatch. Airing cupboard housing hot water tank and linen shelving.

## Bedroom One

15'3" x 10'10"

Double-glazed bay window to the front. Radiator. Fitted wardrobes. Air conditioning unit. Door to en-suite.

## En-suite

Obscure double-glazed window to the front. W/c and vanity wash hand basin. Shower within the recess with a glass splashback screen. Tiled walls and floor. Shaver point. Extractor fan.

## Bedroom Two

8'7" x 14'1"

Double-glazed window to the front. Radiator. Built-in wardrobes.

## Bedroom Three

9'8" x 10'10"

Double-glazed window to the rear. Radiator. Air conditioning unit.

## Bedroom Four

8'4" x 8'6"

Double-glazed window to the rear. Radiator.

## Bathroom

6'6" x 6'3"

Obscure double-glazed window to the rear. Bath with plumbed shower over and glass screen, w/c and vanity wash hand basin. Tiled walls and floor. Heated towel rail. Extractor fan

## OUTSIDE

### Front

Tarmac and block paving driveway accommodating up to five cars to front. Gate leading to the rear garden. Outside light and power point.

### Rear Garden

Landscaped rear garden with stone paved patio and astro turf lawn. Mature acer tree. Timber fencing. Path to the front with a

large gate. Door access to the utility. Outside light. Electric Awning. Storage space on the other side of the property which has been paved. Cold water tap.

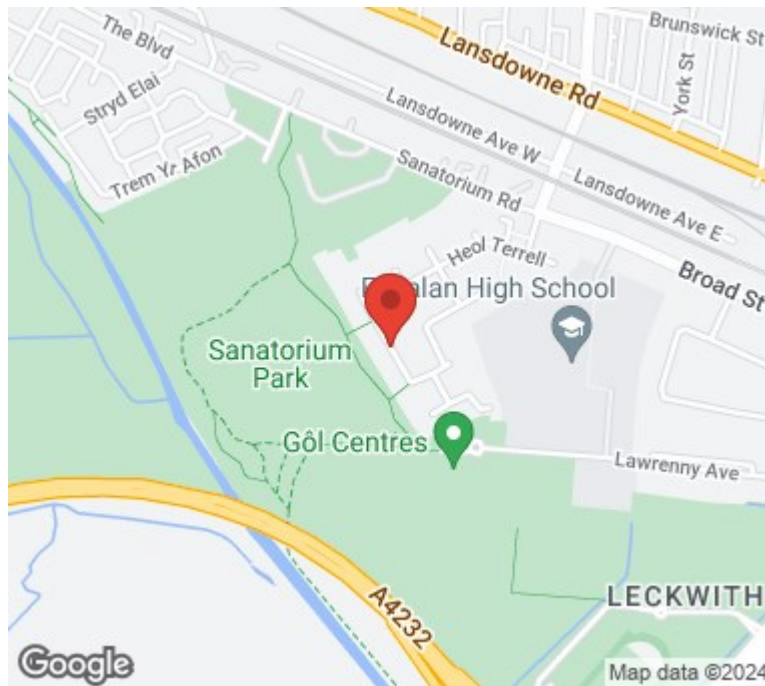
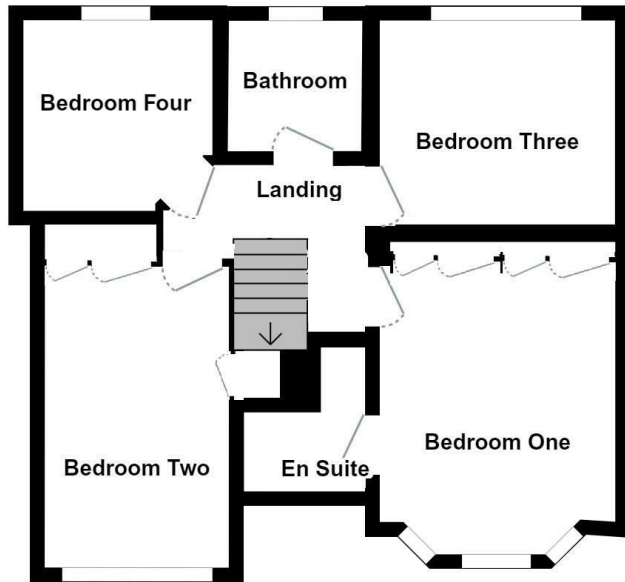
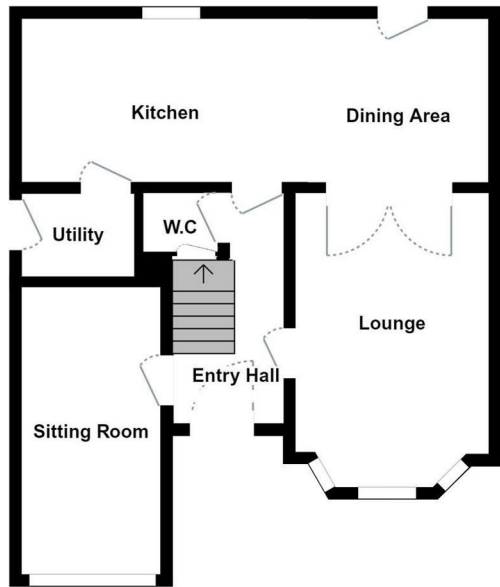
## Tenure

## Additional Information



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

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



**Energy Efficiency Rating**

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(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.