



# Bishops Close

| Llandaff | Cardiff | CF5 2HF





# BISHOPS CLOSE

Offers In Excess Of £500,000



timber fencing, lawn and mature shrubs and flower borders. Paved patio area.

## Garage

17'5" max 12'2"

Detached single garage with roller shutter door. Power and light.

## Additional Information

We have been advised by the vendor that the property is Freehold.  
Epc -  
Council tax -



No Chain. Perfectly positioned on a generous size corner plot, situated on this quiet cul de sac in Llandaff. With wonderfully kept front, side and rear gardens as well as a garage, this extended 1930's semi-detached home is ready for the next family to put their stamp on.

In need of some modernisation but offering excellent potential throughout, the spacious accommodation briefly comprises: Entrance Hall, Shower Room, Dining Room, Extended Lounge and Kitchen/Diner to the ground floor. To the first floor are Three Bedrooms and a family Bathroom.

Bishops Close 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

Door to the side of the property into a small tiled hallway. Door to main hall and shower room.

## Shower Room

Obscure double-glazed window to the side. Recess shower, w/c and wash hand basin. Radiator. Tiled walls,

## Hallway

Stairs to the first floor. Radiator. Understairs storage cupboard and seat.

## Lounge

22'9" x 10'10"  
Double-glazed back bay window. Electric fire. Radiator.

## Dining Room

14'5" x 11'11"  
Double-glazed bay window to the front. Two radiators. Space for a fireplace.

## Kitchen

17'1" x 8'4"  
Double-glazed window to the side and rear and a door to the rear garden. The kitchen is fitted with wall and base units and worktops. Electric hob. Plumbing for a dishwasher. Tiled flooring.

## FIRST FLOOR

Stairs from the hallway. Stained glass window.

## Landing

Loft access hatch with pull-down ladder leading to a good size loft.

## Bedroom One

14'6" max x 11'11" max  
Double-glazed window to the front. Radiator. Fitted wardrobes. Wash hand basin.

## Bedroom Two

13'11" x 10'11"  
Double-glazed window to the rear. Radiator. Fitted wardrobes. Wash hand basin.

## Bedroom Three

8'5" x 7'10"  
Double-glazed window to the rear. Radiator.

## w/c

Obscure double-glazed window to the side. w/c and radiator.

## Bathroom

Obscure double-glazed window to the side. Bath and wash hand basin. Radiator.

## OUTSIDE

## Front

Off-street parking. Lawn with mature trees, shrubs and flower borders. Low-rise brick wall and wrought iron gate. Pathway to the side door.

## Side

Access to the property.

## Rear

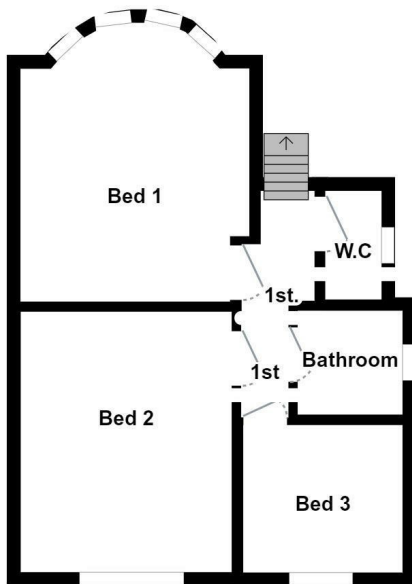
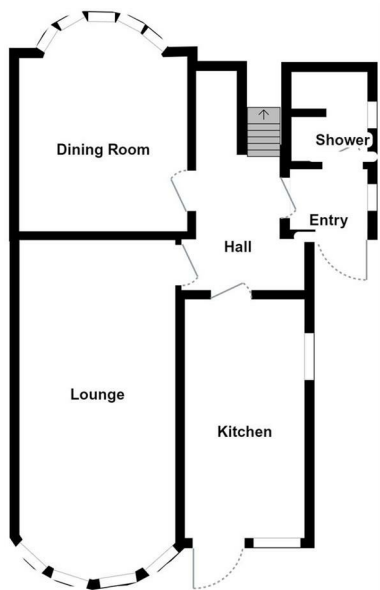
Enclosed garden with





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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>83</b>
	<b>72</b>	

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.