



Offers In Excess Of £625,000

Insole Grove West | Cardiff | CF5 2HH

Hern & Crabtree

Rarely Available. A wonderful opportunity to acquire this handsome, three bedroom detached house, over looking the Green on Insole Grove West. Extended to the rear, with a perfect blend of modern and traditional, this would make the perfect family home and is certainly one not to be missed.

Well balanced throughout, with spacious living space, the accommodation briefly comprises: Entrance Hall, Lounge, Sitting Room, Fitted Kitchen, Open Lounge/Sitting Area with French doors out onto the rear garden, Home Office/Utility and Shower Room to the ground floor. To the first floor are Three Bedrooms and a Bathroom. The property further benefits from a generous size, sunny aspect rear garden as well as off street parking to the front.

Insole Grove West is perfectly located a stones throw away from the ever so popular Insole Court and Llandaff High Street can be found just a short walk away. Llandaff offers a variety of independent cafés, shops and amenities including Rugby Club, Rowing Club and the historic Llandaff Cathedral. Llandaff offers excellent public transport links to Cardiff city centre via bus and rail. Be quick and book early!



Entrance Hall

Entered via a stained glass wood front door with window over, port hole stained glass window, wood parquet flooring, stairs to the first floor with understairs storage, radiator, balcony landing overlooks the hallway, stained glass window to the front.

Lounge 12'9 max x 14'4 max

Double glazed bay window to the front, vertical radiator, chimney breast fireplace alcove and tiled hearth and wooden mantle, picture rail, ceiling rose, wood parquet flooring.

Kitchen 15'6 x 8'7

Double glazed window to the side,

square arch to the dining room, wall and base units with worktop over, space for a gas range cooker, plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, one and a half bowl ceramic sink, radiator, tiled floor.

Dining Room 18'5 x 14'5

Double glazed French doors leading out to the garden, two radiators, wood laminate floor, doorway to the utility and wood bi-folding doors to the sitting room.

Sitting Room 11'11 x 11'11

Can be accessed from the dining room and the hall, radiator, ceiling

rose, coved ceiling, picture rail, wood parquet flooring.

Utility/Office

Part of the garage conversion, double glazed French doors to the garden, radiator, built in storage cupboard, wood laminate floor.

First Floor Landing

Stairs rise from hall with a dogleg staircase, access to loft space, radiator, cupboard housing a gas combination boiler.

Bedroom One 13'3 max x 12' max

Double glazed bay window to the front, vertical radiator, picture rail, fitted wardrobes.

Bedroom Two 11'7 x 11'10

Double glazed window to the rear, radiator, feature fireplace, built in wardrobe.

Bedroom Three 9'3 x 8'11

Double glazed window to the rear, radiator, picture rail.

Bathroom 5'10 x 6'1

Double obscure glazed window to the side, a P shaped bath with plumbed shower and glass screen, w.c and wash hand basin, extractor fan, heated towel rail, part tiled wall and floor.



Rear Garden

Enclosed garden, lawn, patio, mature flowers, shrubs and borders, a brick wall and fence, cold water tap.

Front

A keyblock driveway, wrought iron gate, purpose built bike store, lawn, low rise wall and railing, pedestrian gate.

Tenure

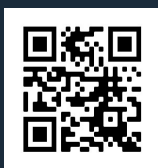
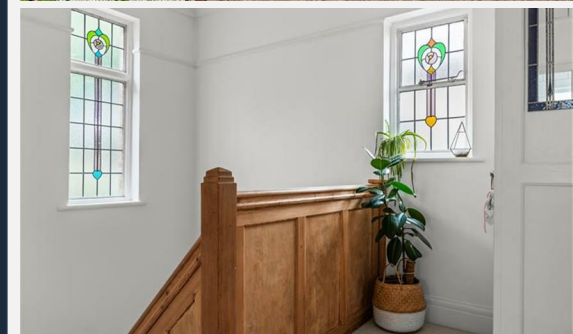
we have been advised by the seller that the property is freehold and the council tax band is G





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			79
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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