



£1,450,000 Freehold

Fairwater Road | Cardiff | CF5 2LD

Hern &  
Crabtree



A rare opportunity to acquire a large, detached, executive family home with an additional annexe with extensive private gardens discreetly tucked away in the centre of Llandaff. Accessed via a leafy private drive from the top of Fairwater Road, this superb home is only a short distance from Llandaff high street, including local eateries, amenities and outstanding near-by schooling. Constructed in the 1960's this beautiful family home has been extended into a substantial property over the years, now covering 4100 square feet.

The house accommodates an entrance hall, cloakroom, fitted family kitchen and large open plan dining room / sitting room, a generous study and an additional large reception room with access to an adjoining ground floor apartment. The luxurious light and bright annexe can be accessed either by the main house or via a private front door, and comes equipped with kitchen, utility room, double bedroom, en suite shower room, living room and conservatory making it ideal guest quarters or rental.

On the second floor the residence boasts 6 bedrooms and 4 sizeable bathrooms, 3 of which are ensuite, with an additional study area.

The property is surrounded by a secure private sunny garden with mature planting, a sun terrace, summer house and bar; both an oasis and ideal spot for entertaining. The residence also comes with private off street parking and a double garage with electric roller door and an electric charging point.

This property presents a unique opportunity to attain a spacious family home in a prime location. Viewings are highly recommended.



**Entrance Hall**

**Lounge 19'5" x 18'10"**

**Kitchen 23'7" x 16'7"**

**Dining Room 11'6" x 10'11"**

**Sitting Room 19'0" x 12'11"**

**Study 12'11" x 8'11"**

**WC**

**ANNEXE**

**Hallway**

**Bedroom 14'2" x 11'0"**

**En-Suite**

**Lounge 15'11" x 15'1"**

**Sun Room 13'1" x 11'6"**

**Kitchen 11'9" x 9'7"**

**Utility Room 11'9" x 6'5"**

**FIRST FLOOR**

**Landing**

**Bedroom 1 16'10" x 14'0"**

**En-Suite 8'1" x 7'9"**

**Bedroom 2 15'4" x 12'11"**

**En-Suite 12'7" x 7'10"**

**Bedroom 3 16'10" x 10'2"**

**En-Suite 9'11" x 5'11"**

**Bedroom 4 19'5" x 10'11"**

**Bedroom 5 18'0" x 7'2"**

**Bedroom 6 11'6" x 8'4"**

**Study/Hobby Room 11'1" x 9'11"**

**Bathroom 10'11" x 7'3"**

**Tenure & Additional Information**

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

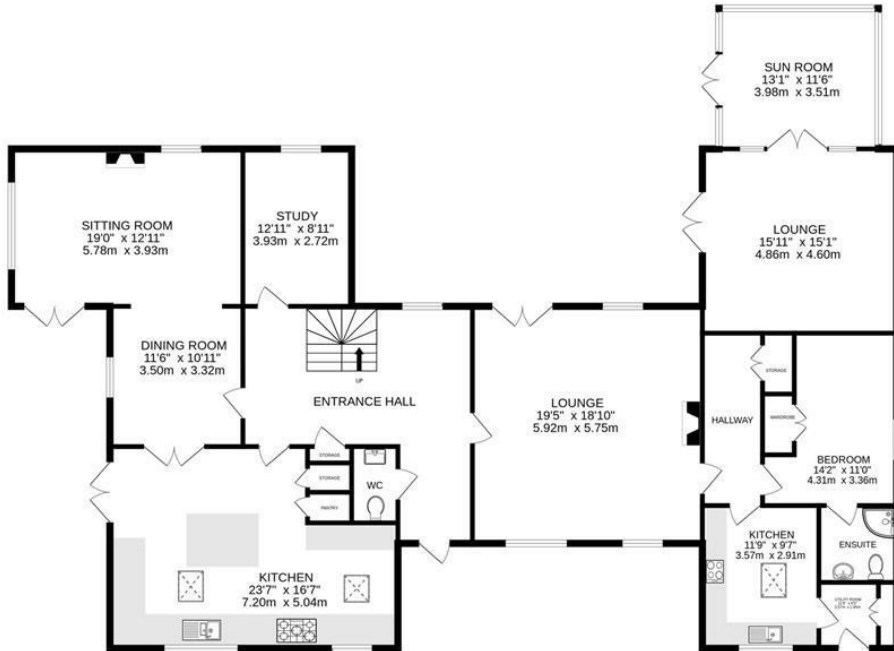




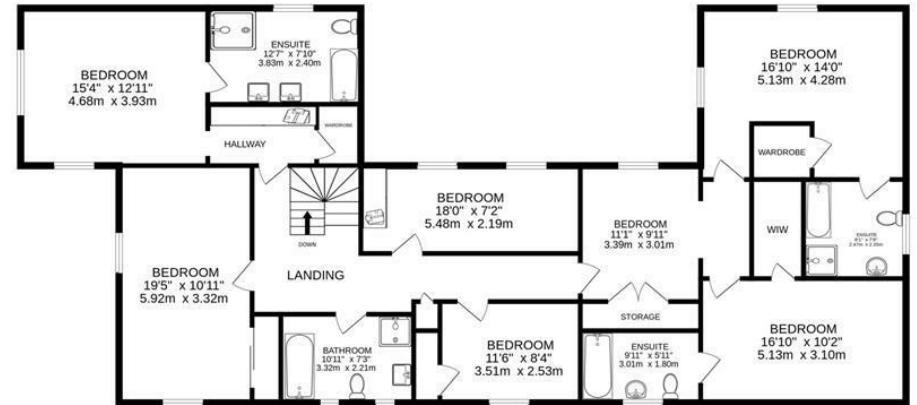




**GROUND FLOOR**  
2300 sq.ft. (213.7 sq.m.) approx.



**1ST FLOOR**  
1830 sq.ft. (170.0 sq.m.) approx.



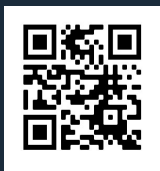
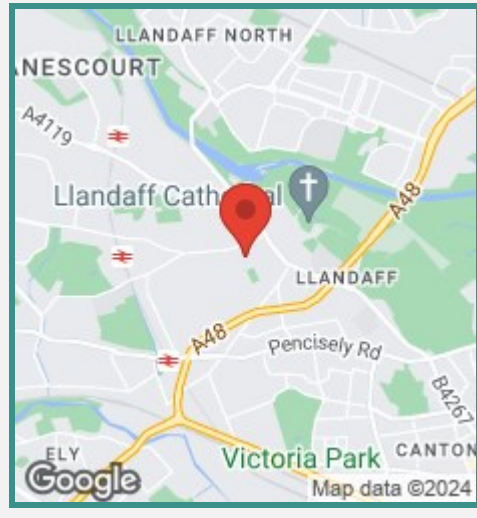
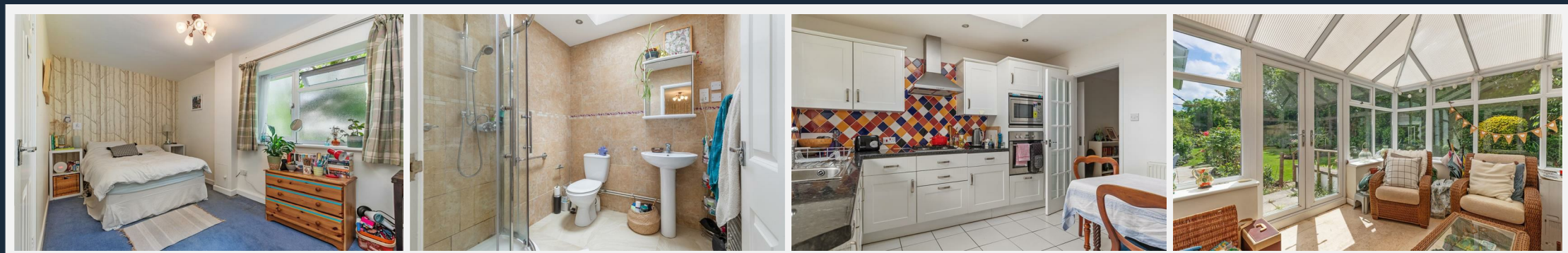
**TOTAL FLOOR AREA : 4130 sq.ft. (383.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	72
(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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