



Cardiff Road

| Llandaff | Cardiff | CF5 2DT



CARDIFF ROAD

Guide Price £475,000



Simply stunning! A traditional double bay fronted mid-terrace house that has been completely refurbished and transformed throughout. Still, with plenty of charm and character but with a modern twist, this is a perfect family home.

With an open plan kitchen/diner taking centre stage, the accommodation briefly comprises Entrance Hall, Lounge, Open Plan newly fitted Kitchen/Diner with French doors out to the rear garden, Utility Room and Cloakroom to the ground floor. On the first floor are Three Bedrooms and a Contemporary Bathroom Suite. The property further benefits from a landscaped rear garden as well as off-street parking to the rear via the lane access.

Cardiff Road is placed a stone's throw away from Llandaff village which offers a variety of independent shops, cafés and restaurants along with plenty of local amenities close by. The Taff Trail can be easily accessed via Pontcanna Playing fields and directly offers excellent public transport links into Cardiff. Internal viewings are an absolute must!

Entrance

Entered via traditional wood stained glass front door with matching window to the side, coved ceiling, spotlights, picture rail and dado rail, stairs to the first floor with custom-made understairs storage, vertical radiator, luxury vinyl flooring.

Lounge

15'6 max x 12'9 max
Double glazed pvc sash window to the front with custom-made shutters, ceiling rose, coved ceiling, picture rail, vertical radiator, feature cast iron fireplace with decorative tiles and mantle, built-in storage cupboard to alcoves.

Kitchen/Diner

17'6 max x 15'7
An open plan kitchen/diner with double-glazed French doors leading out to the garden and matching windows on either side,

feature cast iron fireplace with decorative sidings, built-in storage and shelving to the alcove, kitchen is fitted with a range of wall and base units with Quartz worktops over and led lighting and plinths, ceramic Belfast sink with instant hot water mixer tap and drainer, integrated Neff dishwasher, space for a gas cooker within the chimney breast space, concealed Smeg extractor, integrated wine cooler fridge, luxury vinyl flooring, walkthrough to:

Utility

8'7 x 5'1
Double glazed door leading out to the garden and additional window, vertical radiator, space for American style fridge/freezer, plumbing for washing machine, Quartz worktops, concealed Ideal gas combination boiler.

Cloakroom

Double obscure glazed window to the side, modern overhead w.c, floor standing wash hand basin, heated towel rail, spotlights, half tiled walls, tiled flooring.

FIRST FLOOR

Striped and painted staircase rising from the entrance hall with wooden handrail and spindles and central carpet runner, dado rail.

Landing

Bedroom One

15'7 max into bay x 12'8 into recess
Double glazed pvc sash bay window to the front, radiator, built-in wardrobe and cupboard to recess, vertical radiator.

Bedroom Two

15'4 max into bay x 11'3
Double glazed pvc sash bay window to the rear, vertical radiator, built-in wardrobe.

Bedroom Three

6'5 x 7'7
Double glazed pvc bay sash window to the front, vertical radiator, access to loft space.

Bathroom

8' x 6'2
Double obscure glazed window to the rear, bath with mixer tap and separate plumbed raindrop shower-head over and glass screen, wash hand basin and w.c, heated towel rail and radiator combination, extractor fan, half tiled walls, tiled flooring.

OUTSIDE

Front

A forecourt front with brick wall, Cotswold chippings, wrought iron pedestrian gate.

Rear Garden

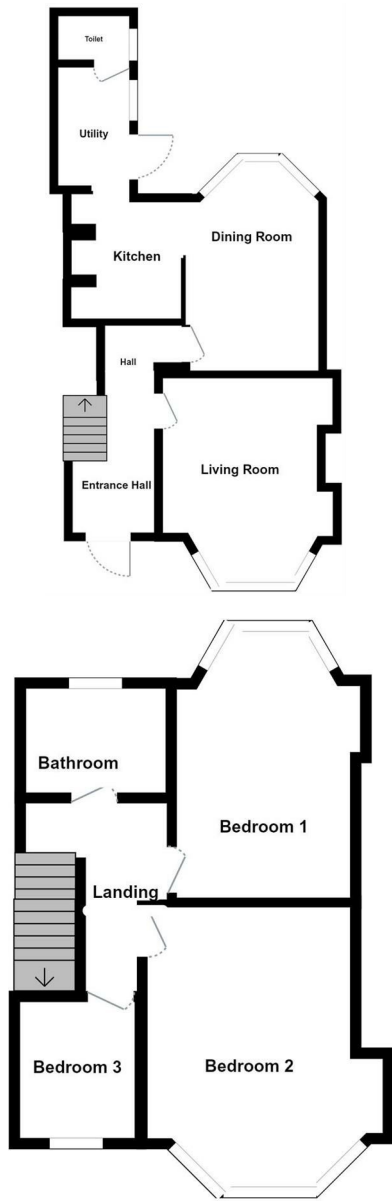
Rear garden with decked sitting area with rendered wall, borders for flower beds, lawn with slate path leading to optional twin driveway, opens to rear lane for car access.

Additional Information

We have been advised by the seller that the property is freehold. Junction box installed in the rear of the property ready for electric car charging point. Council Tax - F Epc - D



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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(69-80) C	64
(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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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.