



£650,000 Freehold

Llantrisant Road | Cardiff | CF5 2FH

Hern &
Crabtree

A brand new luxury town house perfectly positioned close to Llandaff Village and the Taff Trail. Spread across three floors on this newly built Parc Llandaf development built by Taylor Wimpey, this bright and spacious five-bedroom family home offers abundant room for every need.

The welcoming hallway leads to a generous living room that's fit for special occasions and cosy nights in. Gather in the sun-soaked kitchen/diner/family area, featuring a central island ideal for casual meals and entertaining. Bi-fold doors open seamlessly to the garden, blurring the lines between indoor and outdoor living.

Upstairs, find two luxurious double bedrooms with en-suites and a well-appointed family bathroom. Step onto the private terrace from the landing, perfect for enjoying tranquil summer evenings.

The second floor boasts two more double bedrooms with en-suites and a single room, bringing the total en-suite count to a convenient four. Ample storage is thoughtfully catered for, with built-in cupboards throughout and an external storage facility for additional needs.



GROUND FLOOR

Cloakroom

Fitted with w.c and wash hand basin.

Kitchen 13'11" x 13'0"

Dining Room 18'9" x 8'7"

Lounge 13'11" x 15'9"

FIRST FLOOR

Bedroom 1 15'0" x 10'9"

En Suite

Bedroom 2 10'8" x 13'11"

En Suite

Family Bathroom

Terrace 2.66 x 2.88

SECOND FLOOR

Bedroom 3 15'0" x 10'9"

En Suite

Bedroom 4 10'8" x 13'11"

En Suite

Bedroom 5 8'10" x 7'11"

Tenure & Additional Information

Tenure: Freehold

Council Tax Band: TBC - Council Tax

Band will be confirmed by the local

authority on completion of the property
Estate management fee: £197.06

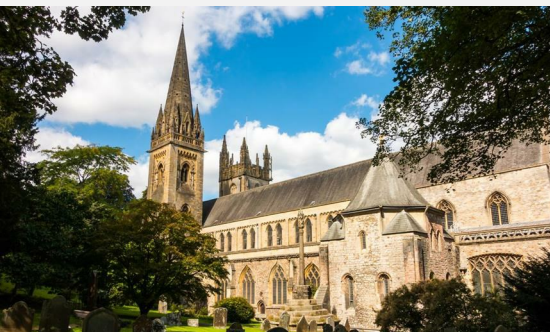
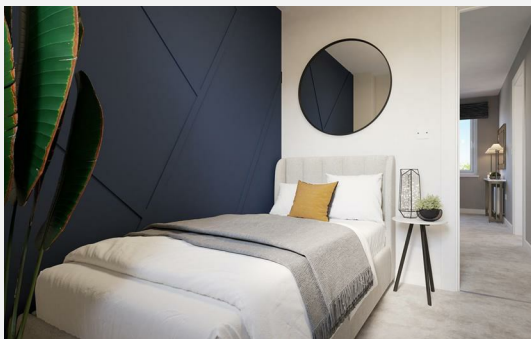
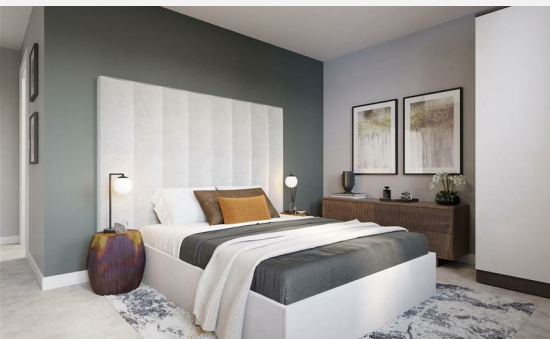






IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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		
(81-91) B		
(69-80) C		
(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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