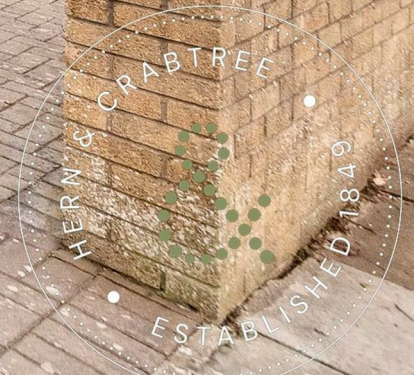


# Pwllmelin Road

LLANDAFF, CARDIFF, CF5 2NH

**GUIDE PRICE £400,000**

**Hern &  
Crabtree**





# Pwllmelin Road

This generously proportioned, larger-style semi-detached home has been thoughtfully extended to offer spacious and flexible living accommodation, perfect for modern family life. Situated on the cusp of Llandaff and Fairwater, the property is just a short stroll from Llandaff Village with its charming shops, cafés, and historic landmarks, as well as excellent transport links, including the train station perfectly located across the way.

Upon entry, you are welcomed into a generous hallway that leads into a delightful bay-fronted living room, the dining room boasts an opening into sitting area and a fitted kitchen/breakfast area. The ground floor is completed by a convenient W.C. and a versatile workshop, which was formerly the garage, providing the option to be used as a hobby room, home office, or additional storage space.

The first-floor accommodation is just as impressive, with a spacious landing offering access to a fully boarded loft via a pull-down ladder, which benefits from a skylight to the rear. There are four bedrooms in total, three of which are generously sized doubles. The recently installed shower suite is modern, complemented by a separate W.C.

The property further benefits from a good size rear garden as well as having off street parking for two vehicles to the front.



**1585.00 sq ft**

### **Entrance Porch**

Entered via double glazed composite door, stone floor.

### **Hall**

Entered via a composite door, coved ceiling, dado rail, stairs to the first floor with understairs storage, radiators.

### **Living Room**

11'1 x 13'8

Double glazed box bay window to the front, radiator, coved ceiling.

### **Dining Room**

24'8 x 9'5

Double glazed window, coved ceiling, electric fireplace, radiator, double glazed patio doors to the rear.

### **Former Garage/Workshop**

16'4 x 7'11

Double glazed window to the side, combination boiler, double glazed door to the rear.

### **Kitchen/Diner**

17'2 x 13'11

Double glazed window to the rear and double glazed patio door, fitted with a range of wall and base units with worktop over, one and a half bowl sink and drainer, tiled floor, plumbing for a washing machine.

### **Cloakroom**

Double obscure glazed window to the rear, w.c and wash hand basin, heated towel rail, tiled walls and floor.

### **First Floor Landing**

Stairs rise up from the entrance hall, coved ceiling, access to loft space.

### **Bedroom One**

13'5 x 11'3

Double glazed window to the front, radiator, coved ceiling.

### **Bedroom Two**

14'1 x 11'1

Double glazed sash window to the rear, radiator, coved ceiling.

### **Bedroom Three**

14'5 x 9'1

Double obscure glazed window to the side and double glazed circular window to the front, radiator, coved ceiling, built in cupboard, wood laminate floor.

### **Bedroom Four**

7'10 x 8'7

Double glazed window to the side, radiator, wood laminate floor.

### **Bathroom**

10'2 x 7'2

Double obscure glazed window to the rear, walk in shower, wash hand basin, heated towel rail, tiled walls and floor.

### **Separate W.C**

Double obscure glazed window to the rear, w.c, tiled walls and tiled floor.

### **Rear Garden**

Enclosed by brick wall and fencing, paved area, steps to further paved area, fishpond, holly tree, Astro turf, garden shed and greenhouse.

### **Front**

Driveway for several vehicles, wooden gate to side of the house.

### **Tenure and additional information**

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

### **Disclaimer**

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have

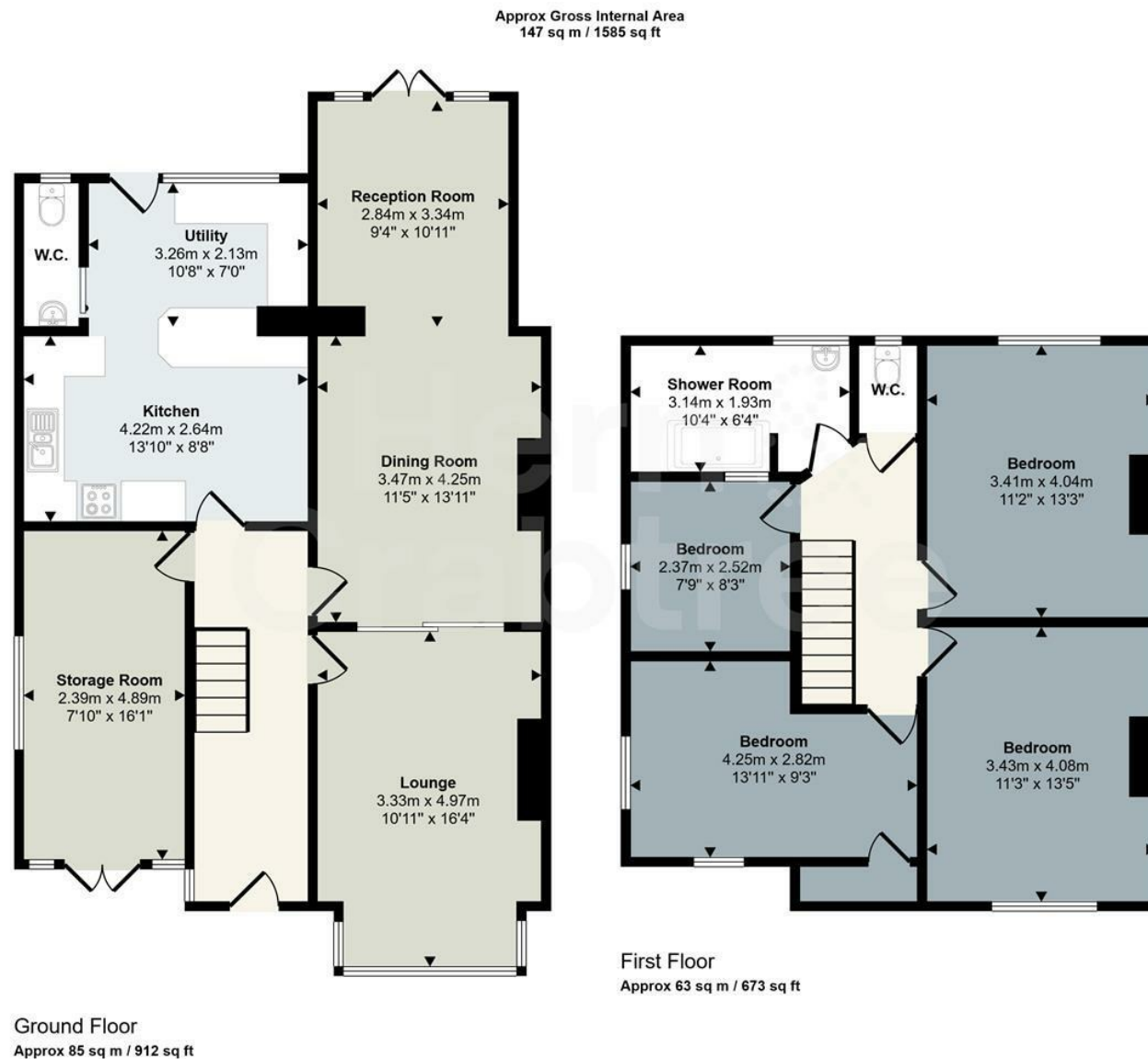
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	74
		EU Directive 2002/91/EC

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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# Hern & Crabtree

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