

West Orchard Crescent

LLANDAFF, CARDIFF, CF5 1AR

GUIDE PRICE £550,000

**Hern &
Crabtree**



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No Onward Chain! This pristine, traditional three-bedroom semi-detached home is nestled on the sought-after West Orchard Crescent in Llandaff. Owned by the same family for nearly 40 years, this property has been lovingly cared for and offers an excellent opportunity to modernise and make it your own.

The ground floor features a welcoming entrance hall, a cloakroom, a bright and airy living room at the front, and a dining room to the rear with patio doors opening to the lovely garden. A well-appointed fitted kitchen also provides access to the rear garden. Upstairs, you'll find three generously sized bedrooms, a modern wet room, and a separate W.C. Externally, the property boasts a front garden, a driveway leading to a single garage with an electric door, power, and lighting, plus side gate access to the west facing aspect rear garden. The mature rear garden is beautifully landscaped with stocked shrubs, trees, and flowers, featuring a lawned area, patio seating, and a purpose-built storage space attached to the house, complete with power and lighting.

This well-loved home is full of potential and ready for its next chapter—don't miss this fantastic opportunity to add your personal touch!

Living in Llandaff offers the perfect blend of history, charm, and modern convenience. This picturesque and sought-after suburb is steeped in heritage, with the stunning Llandaff Cathedral at its heart, surrounded by quaint streets and green spaces that provide a peaceful village-like atmosphere. Llandaff boasts an array of local amenities, including independent shops, cosy cafés, and welcoming pubs, making it a vibrant yet tranquil place to call home. Its proximity to Cardiff city centre—just a short drive or bus ride away—means you can enjoy all the amenities of a bustling capital while returning to the serenity of this charming community.



1377.00 sq ft

Entrance Hall

Entered via a double glazed pvc stained glass front door, with windows either side and over, stairs to the first floor with understairs storage, radiator, wood parquet flooring.

Cloakroom

Double obscure glazed window to the side, fitted with w.c and vanity wash hand basin, tiled walls and floor.

Lounge

19'1" max x 12'11" max

Double glazed bay window to the front, radiator, gas fireplace with surround, wood parquet flooring.

Dining Room

15'2" max x 11'4" max

Double glazed sliding patio doors to the rear garden, radiator, gas fireplace with surround, wood parquet flooring.

Kitchen

17'9" x 8'1"

Double glazed window to the side, wood window and double glazed door leading out to the rear garden, kitchen fitted with a range of wall and base units with worktop over, twin and a half stainless steel sink with mixer tap, space and plumbing for a dishwasher, plumbing for a washing machine, space for a base fridge, a four ring gas hob with cooker hood above and integrated oven and grill, built in cupboard with Worcester gas boiler, radiator, wood laminate floor.

First Floor Landing

Stairs rise up from the entrance hall with wooden handrail and spindles, double glazed window to the side, access to loft space.

Bedroom One

19'0" max x 12'11" max

Double glazed bay window to the front, radiator, fitted wardrobe.

Bedroom Two

14'6" x 9'9"

Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Three

11'5" x 8'2"

Double glazed window to the rear, radiator.

Bathroom

6'7" x 6'6"

Double obscure glazed window to the front, easy access shower, wash hand basin and w.c, extractor fan, radiator, tiled walls, vinyl floor.

W.C

Double obscure glazed window to the side, w.c, tiled walls.

Rear Garden

Lawn, mature shrubs, trees and flower borders, greenhouse, side gate giving access to the driveway.

Outbuilding

An attached outbuilding which offers, power and light, accessed from the patio.

Garage

A single garage with up and over door.

Front

Low rise brick wall, lawn and steps to the front door, outside light.

Tenure and additional information

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

Disclaimer

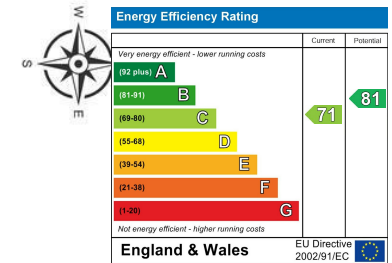
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Approx Gross Internal Area
128 sq m / 1377 sq ft



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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