



Guide Price £565,000

Bishops Walk | Cardiff | CF5 2HA

Hern &
Crabtree

A charming, double story extended, semi-detached house placed on this popular residential street a stones throw away from Insole Court in Llandaff, Immaculately presented throughout, with a high specification, open plan kitchen/diner and four good size bedrooms, this would be a perfect home for a growing family.

The spacious accommodation briefly comprises: Entrance Hall, Lounge, Open Plan Kitchen/Diner and Conservatory to the ground floor. To the first floor are Three Good Size Bedrooms with an En-Suite to the Primary Bedroom and a four piece Bathroom Suite. Furthermore there are stairs leading to the fourth bedroom which is spacious with storage. The property further benefits from a good size, sunny aspect rear garden with a single garage and rear lane access, There is also off street parking to the front.

Bishops Walk is perfectly positioned close to the ever so popular Insole Court and Llandaff High Street can be found just a short walk away. Llandaff offers a variety of independent cafés, shops and amenities including Rugby Club, Rowing Club and the historic Llandaff Cathedral. Llandaff offers excellent public transport links to Cardiff city centre via bus and rail. There are also excellent primary and secondary schools close by. Be quick and book early!



Entrance Porch

Entered via a double glazed pvc door with window to side and above, wood laminate floor.

Hall

Entered via a wooden stained glass front door with stained glass window, stairs to the first floor with understairs cupboard, radiator, coved ceiling.

Living Room 13'8 max x 12' max

Double glazed bay window to the front, cast iron wood burning stove set on a tiled hearth with mantle, coved ceiling, picture rail, vertical radiator.

Kitchen/Diner 22'3 max x 18'6 max

Kitchen to one side with wall and base units with Quartz worktop over, one and a half bow sink and drainer, integrated Neff dishwasher, Neff induction hob and a single wok with cooker hood above and integrated oven and microwave steam oven, integrated full length fridge and full length freezer, breakfast bar, plumbing for a washing machine, chrome heated towel rail, double glazed door leading out to the garden, double obscure glazed window to the side and the front.

Dining area has tiled floor, vertical radiator, gas fireplace inset to chimney breast, French doors to the conservatory. (an L shaped room)

Conservatory 9'8 x 9'2

Double glazed French doors leading out to the garden, glass roof, wood laminate floor, power and light.

First Floor Landing

Stairs rise up from hall with wooden handrail and spindles, double obscure glazed window to the side, radiator, stairs to the second floor.

Bedroom One 13'9 max x 11'3 max

Double glazed bay window to the front, coved ceiling, radiator, feature lighting, fitted wardrobes, door to en suite.

En Suite 8'1 x 4'6 expanding to 6'6

Double obscure glazed window to the front, formally part of bedroom one, a double shower quadrant with plumbed shower and glass door, w.c and wash hand basin, heated towel rail, light up shaver mirror, extractor fan, tiled walls and floor.

Bedroom Two 12'9 x 11'1

Double glazed window to the rear, radiator.

Bedroom Three 10'8 x 7'9

Double glazed window to the rear, radiator.



Bathroom 7'7 max x 7'7 max

Double obscure glazed window to the side and front, a four piece suite comprising bath with mixer tap and shower attachment, shower quadrant with plumbed shower, w.c and wash hand basin, light up shaver mirror, heated towel rail, extractor fan, tiled walls and floor.

Second Floor

Stairs rise up from the first floor landing with wooden handrail and spindles, double obscure glazed window to the side, built in cupboard, wood floor.

Bedroom Four 16'6 max x 9'4 max

Double glazed window to the rear and

two double glazed skylight windows, fitted wardrobes, radiator, recess with heating system, hot water tank and gas boiler, wood flooring.

** Floor to ceiling height is 7'2 max

Rear Garden

Enclosed garden, paved patio, lawn, raised flower borders, gate access to a rear lane.

Garage

A brick built single garage

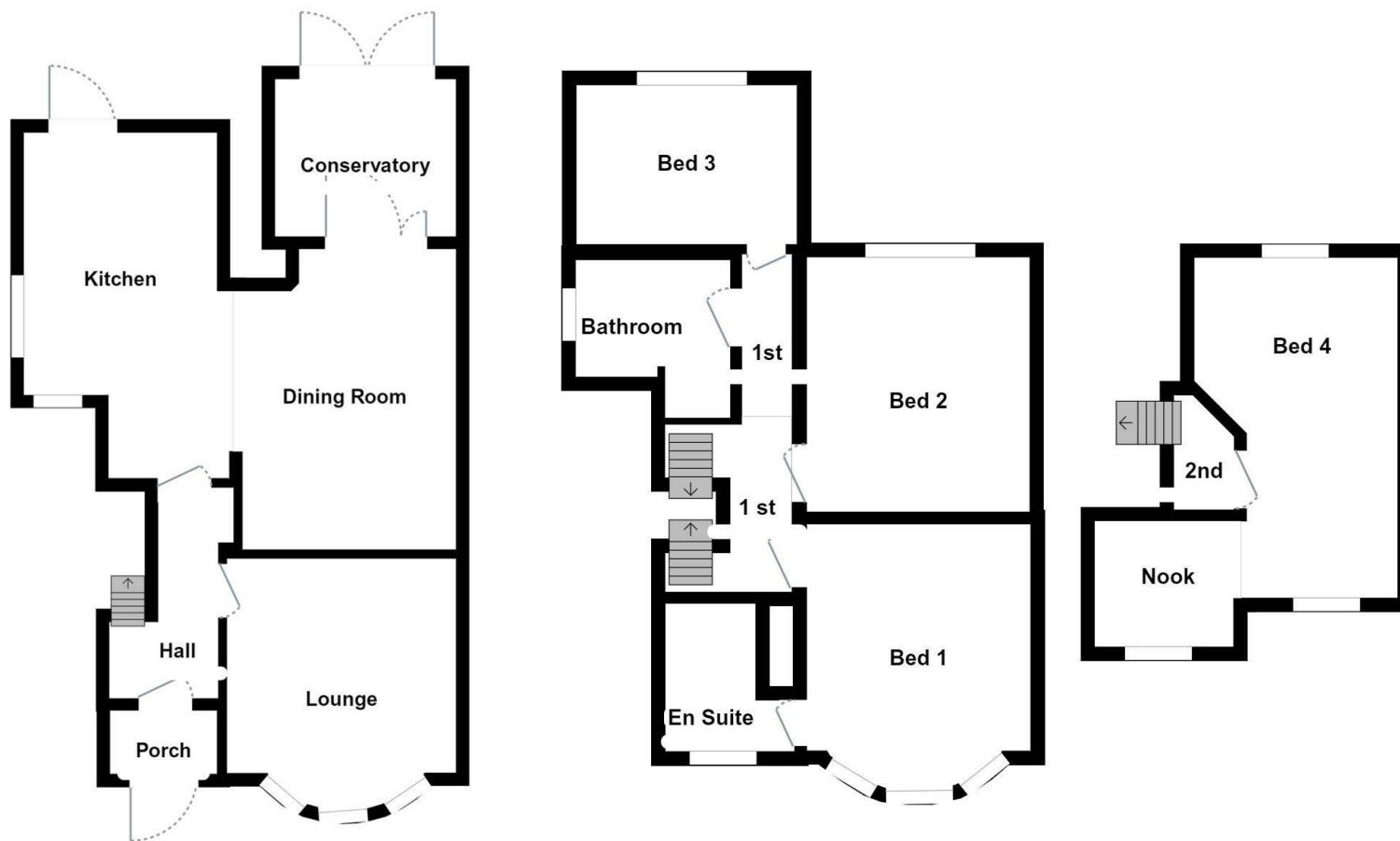
Front

A keyblock driveway, mature shrubs and flower borders, gate to the rear garden.

Tenure

We have been advised by the seller that the property is freehold. Council tax band is F.





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		
	67	77
England & Wales		
EU Directive 2002/91/EC		



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