

Hendre Close

LLANDAFF, CARDIFF, CF5 2HT

OFFERS IN EXCESS OF £675,000

**Hern &
Crabtree**



Hendre Close

A truly outstanding, extended semi-detached residence, meticulously transformed by the current owners to an exceptional standard. The heart of the home is an impressive open-plan kitchen, dining, and living area, where expansive patio doors bathe the space in an abundance of natural light, creating a spectacular environment for modern family living and entertaining.

Upon entering through a traditional hallway, you are welcomed into a charming front lounge, offering a warm and inviting retreat. A stylish ground-floor shower room follows, before Crittall-style French doors open into the breath-taking open-plan living space, complete with underfloor heating for year-round comfort. A practical utility room enhances the functionality of the home, and a further reception room provides a versatile space, ideal as a family room, home office, or playroom. To the first floor, you will find four generously proportioned bedrooms, served by a beautifully appointed four-piece family bathroom.

To the rear, the landscaped garden has been designed with both relaxation and entertaining in mind, offering an ideal space for families and gatherings. The front of the property features a driveway providing off-street parking and a useful storage area.

Situated in the highly desirable location of Llandaff, the property benefits from excellent local amenities, renowned schools, and superb transport links, all within easy reach.



1685.00 sq ft

Entrance Hall

Entered via a double glazed composite front door with obscure windows either side, stairs to the first floor with glass balustrade and understairs storage cupboard, Amtico flooring.

Downstairs Shower Room

6'0" x 5'2"

Double obscure glazed window to the side, fitted with a double shower cubicle with glass screen and plumbed shower, w.c and wash hand basin, light up shaver mirror, vanity cupboard, heated towel rail, part tiled floor, tiled floor.

Lounge

13'0" x 11'8"

Double glazed window to the front, radiator, coved ceiling, built in storage and shelving to alcoves, a feature electric wood burning stove set into the chimney breast with a stone hearth, Amtico flooring.

Kitchen/Sitting Room/Diner

21'11" max x 21'11"

Entered via a set of black glazed doors, large slide back patio doors which lead to the rear garden, two large lantern style skylights, kitchen fitted with a range of wall and base units with Quartz worktop over, one and a half bowl sink and drainer with a Quooker instant hot water tap, integrated Neff dishwasher, cupboard with pull out drawers, integrated full length fridge and full length freezer, pull out bin and pan drawers, an LED light up wine cooler, central island with pendant drop lights over, space for an electric Range Master cooker, cooker hood, antique mirror splashback, downlighters, Amtico flooring with underfloor heating .

Utility Room

9'10" x 4'11"

Double glazed window to the side, plumbing for a washing machine, space for a tumble dryer, built in cupboard with an Ideal gas combination boiler, meter cupboards.

Family Room

11'11" x 14'9"

Double glazed window to the rear and side, lantern style skylight window, Amtico floor with underfloor heating.

First Floor Landing

Stairs rise up from the entrance hall with a dog leg staircase, wooden handrail and glass balustrade, double glazed window to the side, access to loft space via pull down ladder.

Bedroom One

11'9" x 10'3" to wardrobe

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

Bedroom Two

12'9" x 9'7"

Double glazed window to the rear, radiator.

Bedroom Three

10'6" max x 11'10" max

Double glazed window to the front, radiator, built in wardrobe.

Bedroom Four

9'4" x 5'8"

Double glazed window to the rear, radiator.

Bathroom

9'4" x 6'7"

Double obscure glazed window to the side, fitted with a four piece suite comprising a free standing bath tub with mixer tap and shower attachment, shower cubicle with glass screen and plumbed shower, w.c and vanity wash hand basin, heated towel rail, extractor fan, part tiled walls, tiled floor.

Rear Garden

Enclosed garden, paved patio, Astro turf lawn, mature shrubs and flower borders, stone pavers leading to side access, outside lighting.

Front

Keyblock driveway, lawn and wall, access to the built in storage shed and rear garden.

we have been advised by the seller that there is underfloor heating wet system throughout the ground floor apart from the lounge.

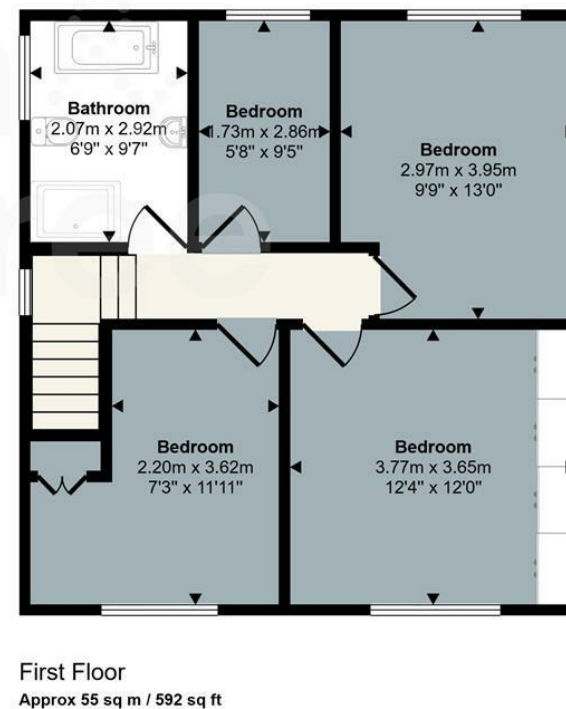
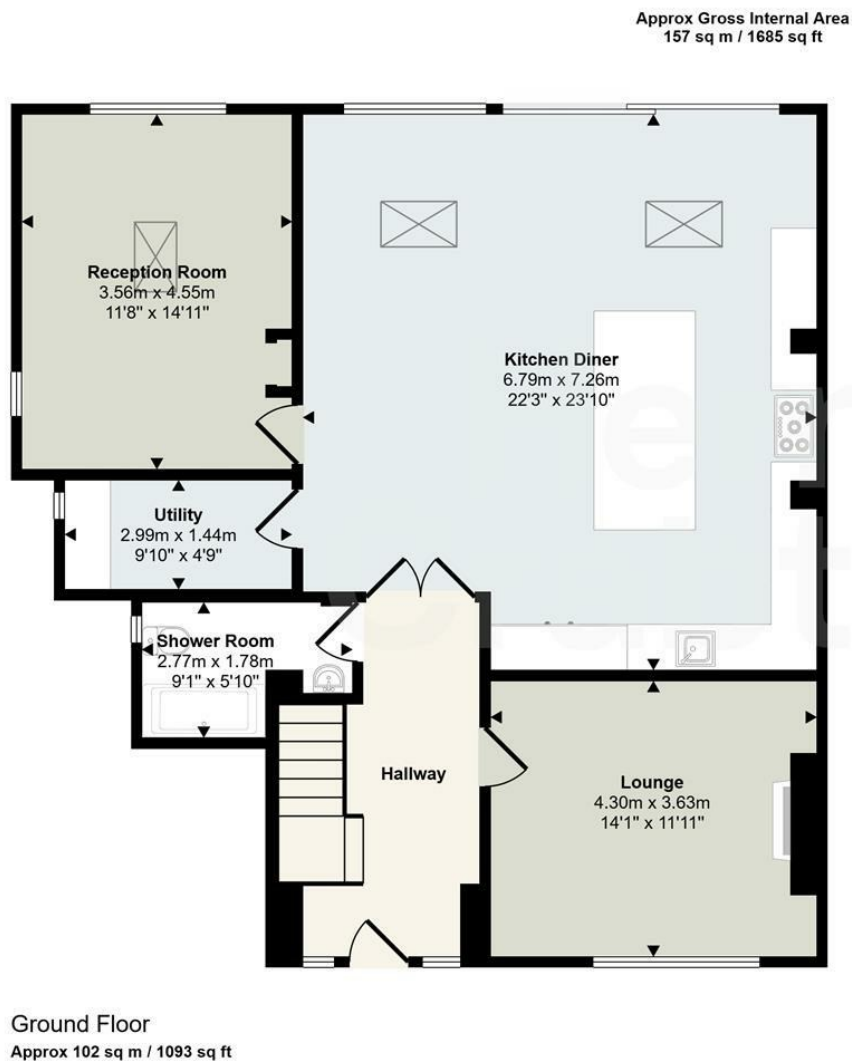
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

Good old-fashioned service with a modern way of thinking.



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