

# Pwllmelin Road

LLANDAFF, CARDIFF, CF5 2NG

**GUIDE PRICE £850,000**

**Hern &  
Crabtree**





# Pwllmelin Road

No Chain. Perfectly nestled away on this generous size plot, set back off Pwllmelin Road in Llandaff, is this exceptional five bedroom detached house that is a true gem waiting to be discovered. Built in the 1950s, this property is one of the very few with its original garden with additional access to Pwllmelin Lane.

As you enter the property, you are greeted by a large, sweeping driveway providing ample parking spaces for multiple vehicles and leading to a detached garage. The generous grounds surrounding are well stocked making it very private and with plenty of outdoor space for entertaining.

Upon entering you have a welcoming hallway that leads to a cloakroom, a versatile study or snug, and an expansive L-shaped lounge/diner—ideal for both everyday living and entertaining. The ground floor also features a fitted kitchen/diner, a practical utility area, and a separate store room for added convenience.

Upstairs, the first floor boasts five well-proportioned bedrooms, offering plenty of space for family and guests, along with a family bathroom.

Llandaff combines rich history with modern living. Known for its stunning architecture, including the iconic Llandaff Cathedral, this suburb offers a tranquil atmosphere while remaining conveniently close to Cardiff city center.

Residents enjoy local shops, cafes, and restaurants, as well as excellent transport links, including nearby train stations and easy access to the M4 motorway. Families will appreciate the top-rated schools and recreational opportunities, such as Llandaff Fields for outdoor activities.

With regular local events and a strong sense of community, Llandaff is the perfect place to call home, offering a vibrant lifestyle in a picturesque setting. Come discover the charm of this enchanting suburb!



# 2331.00 sq ft

## Entrance

Entered via a wooden door to the front with double glazed wood windows offering natural light into the hallway.

## Hallway

Stairs to the first floor. Radiator. Interconnecting glazed door leading through to the hallway. Doors to:

## Cloakroom

W/c and vanity wash hand basin. Radiator. Double glazed window to the side. Coat hooks.

## Study

13'6" x 11'11"

Double glazed windows to the front. Radiator. Part wood panelling. Glass blockwork offering natural light from the office into the living room.

## Living Room

21'4" max x 13'5"

Large double glazed window to the rear. Radiator. Working fireplace with stone surround. Radiator. Glass blockwork offering natural light from the office. Large archway to the dining room.

## Dining Room

10'2" x 9'11"

Archway from the living room. Double glazed window and door leading out to the rear garden. Radiator, Traditional serving hatch to the kitchen.

## Utility Room

Space and plumbing for a washing machine. Space for further appliances. Obscure double glazed window to the front. Vinyl floor.

## Kitchen/Breakfast Room

26'2" x 9'10"

Breakfast area with double glazed windows

to the rear. Fitted storage cupboard. Radiator. L shaped fitted breakfast bench with storage under. Radiator. The kitchen has a double glazed window to the side. Aga cooker. Space for a separate electric cooker. Space for a fridge freezer and space and plumbing for a dishwasher. Twin bowl sink and drainer. Wall and base storage cupboards with worktops. Tiled splashbacks. Vinyl flooring. Door to a larder cupboard with a light, shelving and a double glazed window to the front. Archway from the kitchen leading to a further cupboard that houses the boiler and shelving. Double glazed wooden door to the side leading out towards the rear garden.

## FIRST FLOOR

Stairs from the entrance hall with wooden hand rail.

## Landing

Bannister. Large loft access hatch with a pull down ladder to a boarded loft. Double glazed window to the front. Airing cupboard housing hot water tank, light and shelving.

## Bedroom One

17'2" x 11'5"

Double glazed windows to the front and side. Radiator. Wash hand basin.

## Bedroom Two

10'3" x 13'5"

Double glazed window to the side. Radiator. Wash hand basin.

## Bedroom Three

17'1" x 10'3"

Double glazed window to the rear. Radiator. Fitted wardrobes. Vanity wash hand basin.

## Bedroom Four

6'5" x 10'2"

Double glazed window to the rear. Radiator. Built in wardrobe.

## Bedroom Five

7'2" x 10'4"

Double glazed windows to the rear. Radiator. Built in storage cupboard.

## Bathroom

8'9" x 6'11"

Obscure double window to the front with secondary glazing. Bath, Corner shower, w/c and wash hand basin. Heated towel rail. Part tiled wall.

## OUTSIDE

## Front

Block paved driveway to the front for off street parking for four/five vehicles. Lawn area with mature shrubs and flower borders. Storm Porch. Gate access to the side path. Garage door access. Covered walk way with door access to the front and leads through to the rear garden and door access to the garage.

## Garage

18'0" x 8'10"

Detached garage with barn style opening doors to the front. Power and light. Window to the side.

## WorkShop

9'8" x 5'10"

Behind the garage is the workshop with obscure double glazed window to the rear. Power and light.

## Rear Garden

Paved patio area that wraps around to the side and rear. Two timber frame glazed storage sheds. Additional side path with gate to the front. Work shop shed with glazed window and power and light ( 2.74 x 5.03). Large long central lawn with well stocked mature shrubs, trees and flower borders. The garden continues with a glass greenhouse to the rear and an additional storage shed. Paved path and double gate to the rear aspect that opens out onto Pwllmelin lane and offers a further off street parking hardstand if desired and a further storage shed.

## 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 access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

## Additional Information

We have been advised by the vendor that the property is Freehold.

Epc -

Council Tax - G















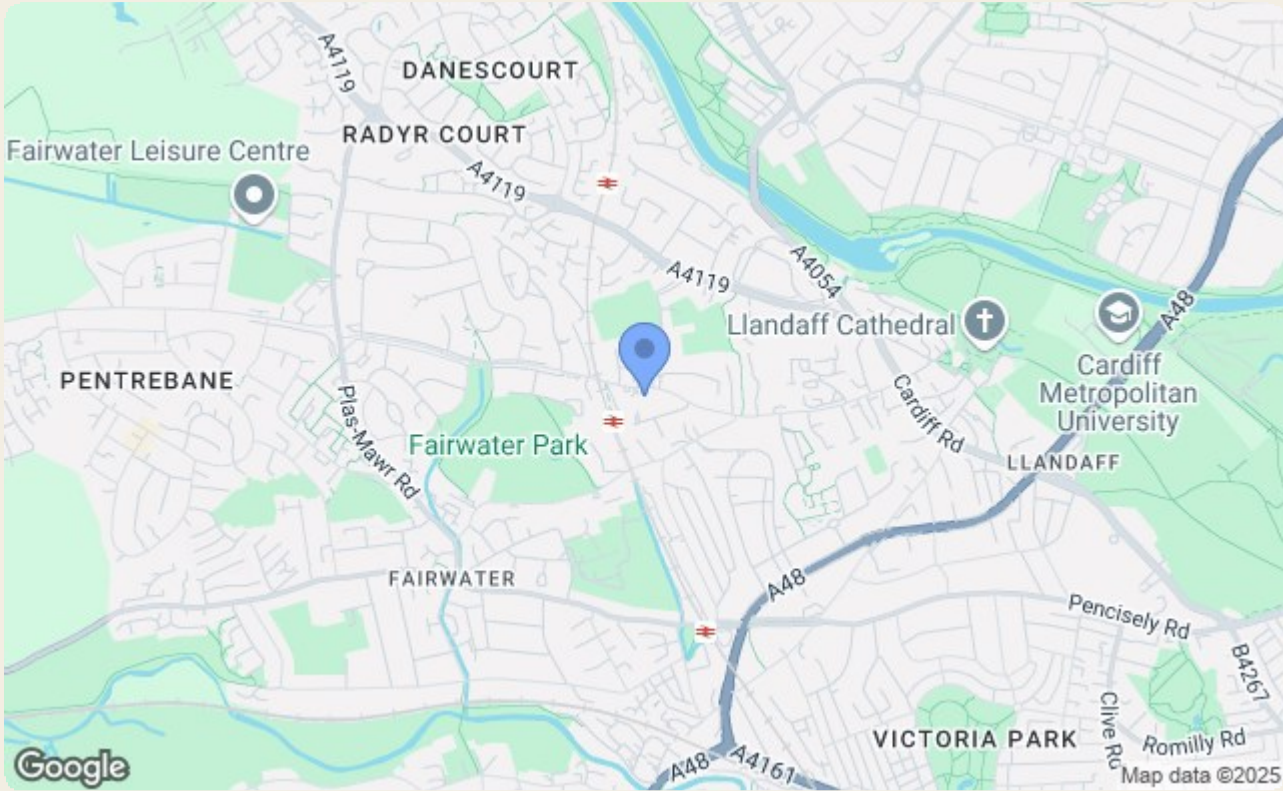
Approx Gross Internal Area  
217 sq m / 2331 sq ft



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.



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



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	76

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	