

Waungron Road

LLANDAFF, CARDIFF, CF5 2JJ

OFFERS IN EXCESS OF £550,000

**Hern &
Crabtree**



Waungron Road

Situated on a sought-after tree-lined street close to the Insole shops, this extended and beautifully presented four-bedroom semi-detached home occupies a generous plot.

Combining modern living with traditional charm, the accommodation briefly comprises: an inviting Entrance Hall, a spacious Lounge, a Dining Room opening into a contemporary fitted Kitchen on the ground floor. The first floor offers Three Bedrooms and a stunning four-piece family Bathroom, with stairs leading up to the Master Bedroom complete with a private En-Suite. Outside, the property boasts a wrap-around garden with a terrace seating area, lawn area and a converted garage ideal for a home office, as well as having off-street parking to the front.

Waungron Road is perfectly situated within easy walking distance of Victoria Park, Llandaff High Street and Insole shops. Llandaff is a popular and sought after residential suburb conveniently located for schools. The high street offers shops, cafés, public houses, restaurants and local amenities. Waungron Park Railway Station and a bus stop is a stones throw away giving easy access into Cardiff City Centre.



1647.00 sq ft

Entrance

Storm porch. Entered via a wooden glazed door into the entrance hall.

Entrance Hall

Stairs to the first floor with understairs cupboard and cloakroom. Parquet flooring. Radiator.

Cloakroom

W/c and wash hand basin. Tiled floor. Tiled splash backs.

Lounge

12'8" x 14'9"

Double glazed bay window to the front. Parquet flooring. Radiator. Coved ceiling. Cast iron feature fireplace with slate hearth.

Dining Room

12'6" x 11'

Double glazed French doors to the rear. Parquet flooring. Radiator. Feature cast iron fireplace with slate hearth.

Kitchen/Diner

23'1" x 9'3"

Double glazed French doors to the side and double glazed window to the rear. The kitchen is fitted with wall and base units with Quartz worktops. Four ring integrated gas hob, oven and grill. Integrated fridge freezer. Space and plumbing for washing machine. Sink and drainer. Cupboard housing combi boiler. Radiator. Tiled floor. Space for table, chairs or sofa.

FIRST FLOOR

Landing

Stairs from the first floor with wooden bannister. Stairs to the second floor. Radiator.

Bedroom Two

14'10" x 12'3"

Double glazed bay windows to the front. Radiator.

Bedroom Three

10'6" x 12'8"

Double glazed window to the rear. Radiator.

Bedroom Four

9'4" x 6'10"

Double glazed window to the front. Radiator.

Bathroom

8'7" x 6'4"

Obscure double glazed window to the rear. Freestanding bath, corner shower, w/c and wash hand basin. Tiled walls and floor. Heated towel rail.

SECOND FLOOR

Landing

Dog leg staircase. Skylight window.

Bedroom One

21' x 15'7"

Double glazed Skylight window to the front. Double glazed windows to the rear with obscure glass barrier. Radiator. Storage into the eaves.

En-Suite

9'3" x 4'6"

Obscure double glazed window to the side. Shower, w/c and wash hand basin. Radiator. Tiled floor and walls.

OUTSIDE

Front Garden

Low rise wall and railings. Gravel off street driveway. Pathway to the front door. Gate to the side.

Rear Garden

Tiled sitting area. Low rise wall with timber frame fencing. Lawn area with mature shrubs and flowers. Access to the summer house. Paved sitting area. Timber frame shed.

Summer House / Garden Room

8'11" x 14'2"

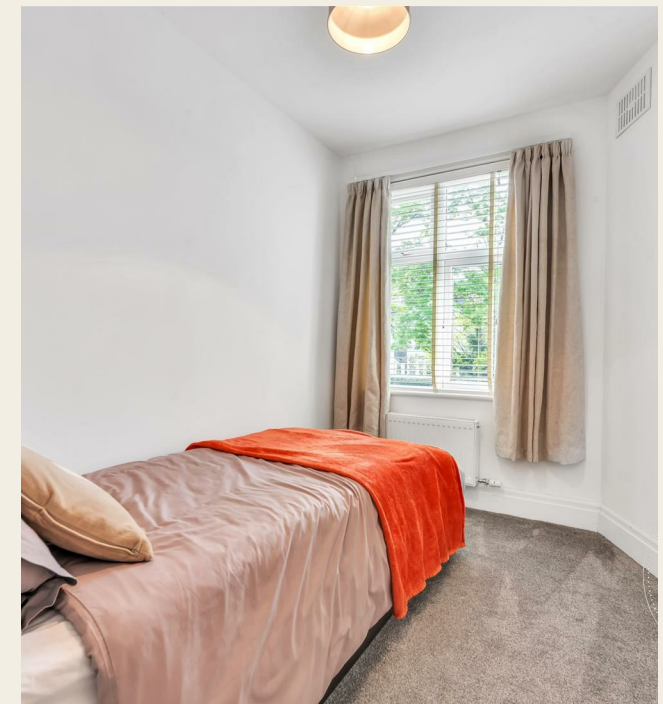
Detached summer house. Wooden flooring and wood panel wall. Obscure double glazed window to the front and side. Single glazed door leading out to the garden. Wood burner with chimney. Power and light.

Disclaimer

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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.

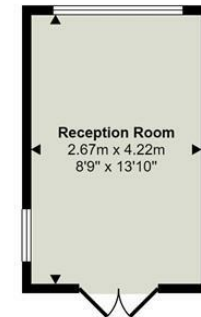
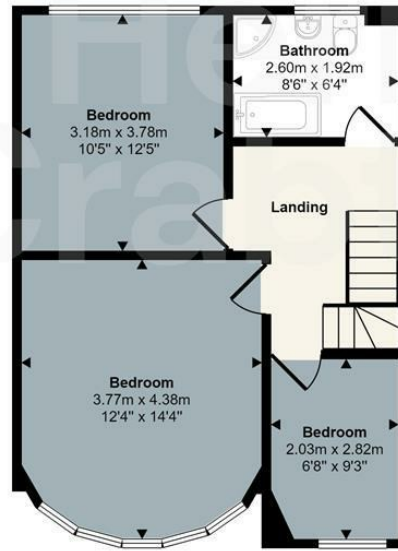
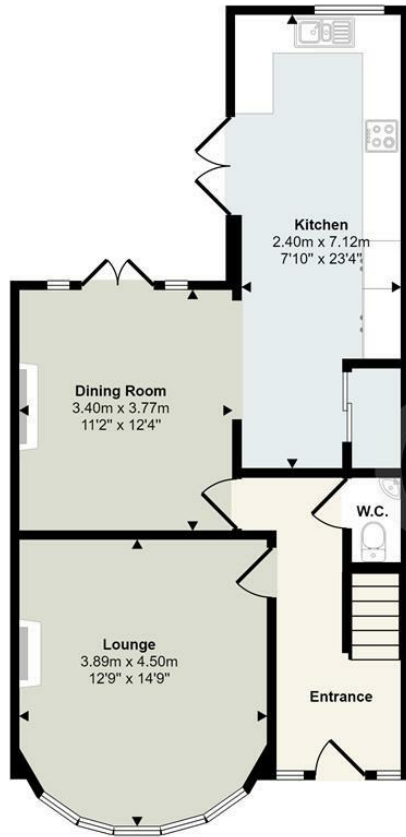
Additional Information





Approx Gross Internal Area
153 sq m / 1647 sq ft

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.

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