

St Michaels Road

LLANDAFF, CARDIFF, CF5 2AL

GUIDE PRICE £1,150,000

**Hern &
Crabtree**



St Michaels Road

Set along the leafy, sought-after St. Michael's Road in Llandaff, this handsome semi-detached home has been thoughtfully extended and renovated to offer an exceptional five-bedroom family residence. Blending period character with modern design, it's a home that delivers both substance and style.

Step into a wide and welcoming entrance hall with built-in storage and a cloakroom. To the front, a bay-fronted lounge offers a calm, elegant retreat, while the rear of the home opens into a striking, L-shaped open-plan kitchen, dining, and living space. Cleverly designed with defined zones, this broken-plan layout is ideal for both family living and entertaining. A bespoke curtain can close off the rear sitting area to create a cosy cinema snug, while two sets of bi-fold doors bring in natural light and connect the space to the garden. A practical utility room sits just off the kitchen.

Upstairs, three bedrooms are served by a sleek family bathroom and a master bedroom with its own dressing area leading to an en-suite.

Outside, a private driveway sits at the front, while the landscaped rear garden includes a purpose built studio – complete with en suite and mezzanine – perfect for use as guest accommodation, a home office, or creative space.

The Area – Life in Llandaff

Llandaff is one of Cardiff's most sought-after suburbs, offering a rare mix of village charm and city convenience. With its historic cathedral, independent cafés, and top-rated schools like The Cathedral School and Howells Girls School, it's a favourite for families and professionals alike.

The village high street, nearby parks, and excellent transport links keep everything within easy reach, while the community feel and green surroundings make everyday living feel that bit more special.

- Five bedrooms, three bathrooms
- Extended open-plan kitchen/living space
- Bay-fronted lounge & cinema snug
- Loft suite with en suite & walk-in wardrobe
- Utility room & downstairs WC
- Bi-fold doors to rear garden
- Studio with en suite & mezzanine
- Generous driveway parking
- Large Rear Garden
- EPC - TBC



2733.00 sq ft

Entrance

Entered via an endurance composite front door with two double obscure glazed panels to each side, stairs to the first floor, vertical radiator, coved ceiling, plate rack, porcelanosa tiled floor.

Storage Cupboard

With an original tiled floor and radiator.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, vertical radiator, porcelain tiled floor, understairs storage cupboard.

Living Room

Double glazed bay window to the front, coved ceiling, picture rail, radiator, fireplace with wooden mantle and a slate hearth.

Kitchen

Double glazed window to the side, wall and base units with stone worktop and central island, a twin sink with Quooker instant hot water tap and food disposal unit, integrated dishwasher, integrated full height fridge , and a separate low level integrated freezer, a four ring Bora induction hob with externally vented integrated extraction, AEG oven and separate microwave oven, integrated coffee machine, two warming drawers, two sets of Origin bifold doors with remote control electric

blinds, lead out to the garden, space for table and chairs, vertical radiator, skylight, oak flooring.

Utility Room

Wall and base units with worktop over, sink has a Grohe pull out spray tap and drainer, space and plumbing for washing machine and tumble dryer, vertical radiator, double obscure glazed door out to the side.

Cinema Room

Two vertical radiators, a working wood burner on a slate hearth, oak flooring.

First floor Landing

Stairs rise up from the hall with a dogleg staircase, radiator, double glazed window, picture rail, stairs to the second floor.

Master Bedroom

Double glazed window to the rear, vertical radiator, two storage cupboards, dressing area leading to the En Suite.

En Suite

Double obscure glazed window to the side, Grohe shower, w.c and wash hand basin with Grohe taps, heated towel rail, luxury vinyl tile flooring.

Bedroom Two

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

Bedroom Three

Double glazed window to the rear, radiator, picture rail, built-in wardrobe.

Bedroom Four

Double glazed window to the front, radiator, picture rail.

Bathroom

Double obscure glazed window to the side, bath, a walk in Hansgrohe shower, Laufen w.c and wash hand basin, illuminated mirrored wall cabinet with sensor light, bluetooth and shaving socket, heated towel rail, wood laminate.

Second Floor

Stairs rise from the first floor landing, skylight to the front, radiator, built in cupboard housing the combination boiler.

Bedroom Five

Large double glazed windows to the rear and double glazed remote control electric rain sensor skylight to the front, two radiators, eaves storage, air conditioning unit, door leading to fully boarded insulated loft.

Dressing Room Area

Double glazed remote control electric rain sensor skylight to the front, radiator.

Bathroom

Double glazed window to the side and the rear, walk in Hansgrohe shower, free standing bath, Japanese style w.c with remote control and sensor flush, and wash hand basin, illuminated Bluetooth wall mirror with shaving socket, heated towel rail, laminate flooring.

Purpose Built Studio

Purpose built studio currently used as an office along with a bathroom, double glazed patio doors to the side, step up to a mezzanine.

Office Bathroom

Double obscure glazed window to the front, with walk in shower, w.c and wash hand basin, heaters, laminate flooring.

Rear Garden

Enclosed by low rise wall and fencing, patio and lawn area, paved sitting area with lights, flower borders, hot and cold water taps, and a good-sized bike store.

Side

Large paved area for further parking, cold water tap, bike shed.

Front

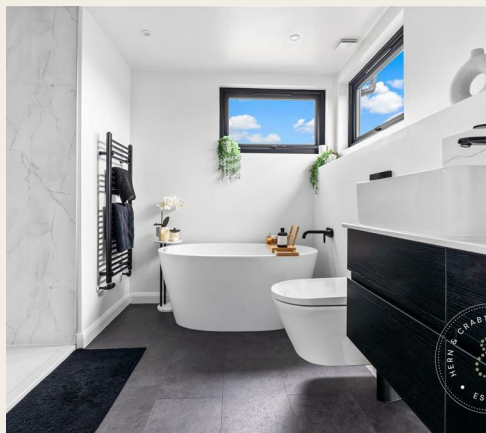
Paved driveway for at least three cars.

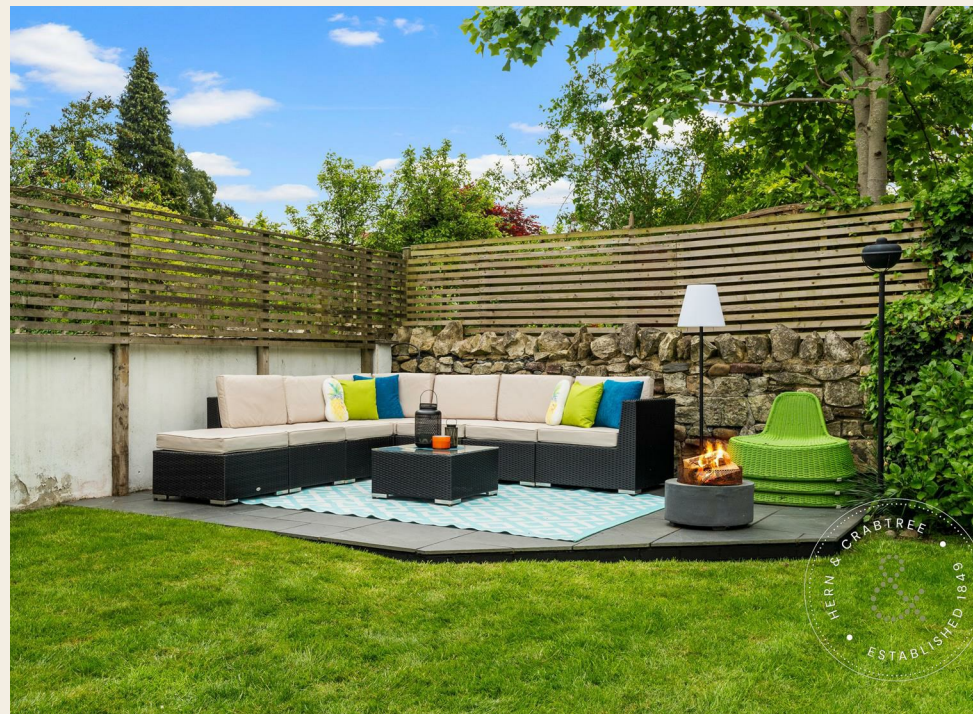
Tenure and additional information

We have been advised by the seller that the property is freehold.

Disclaimer

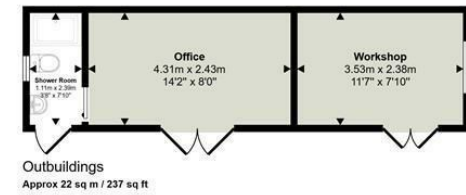
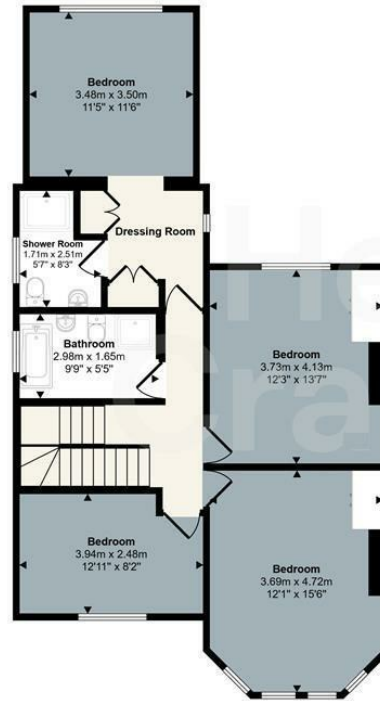
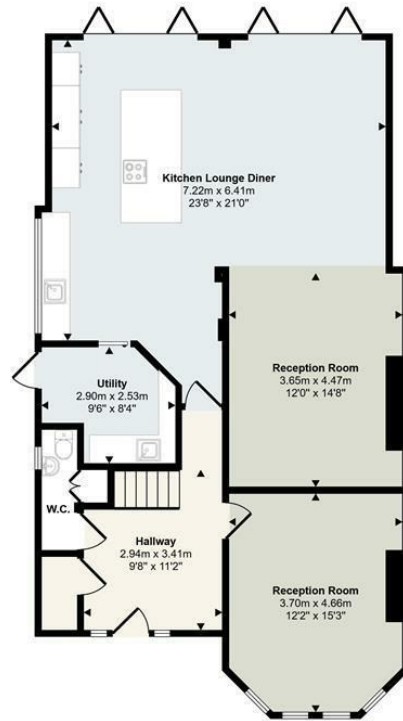
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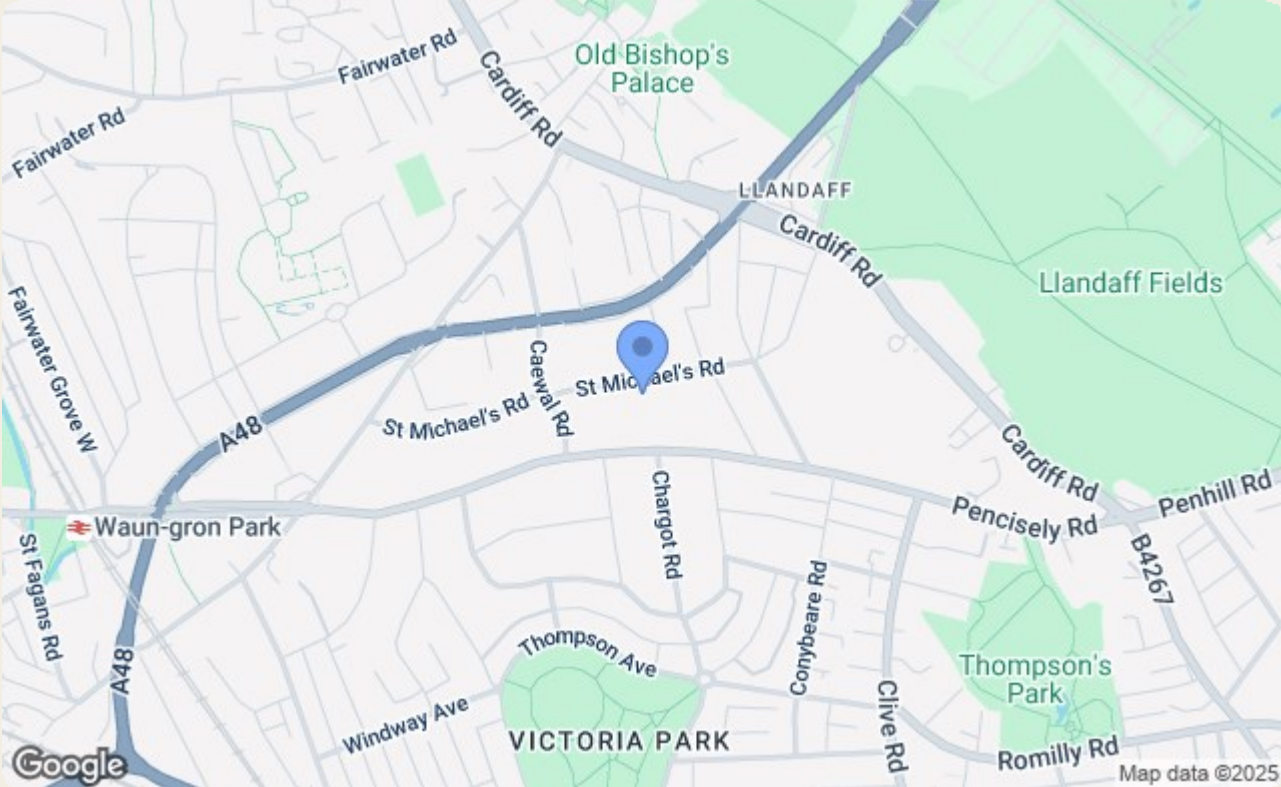


Approx Gross Internal Area
254 sq m / 2733 sq ft



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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		