

# 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 - C



**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.

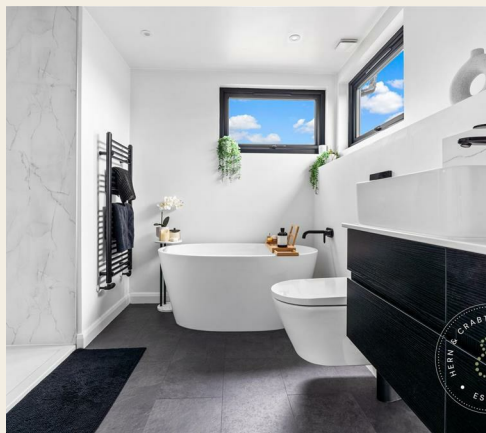
**Tenure and additional information**

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

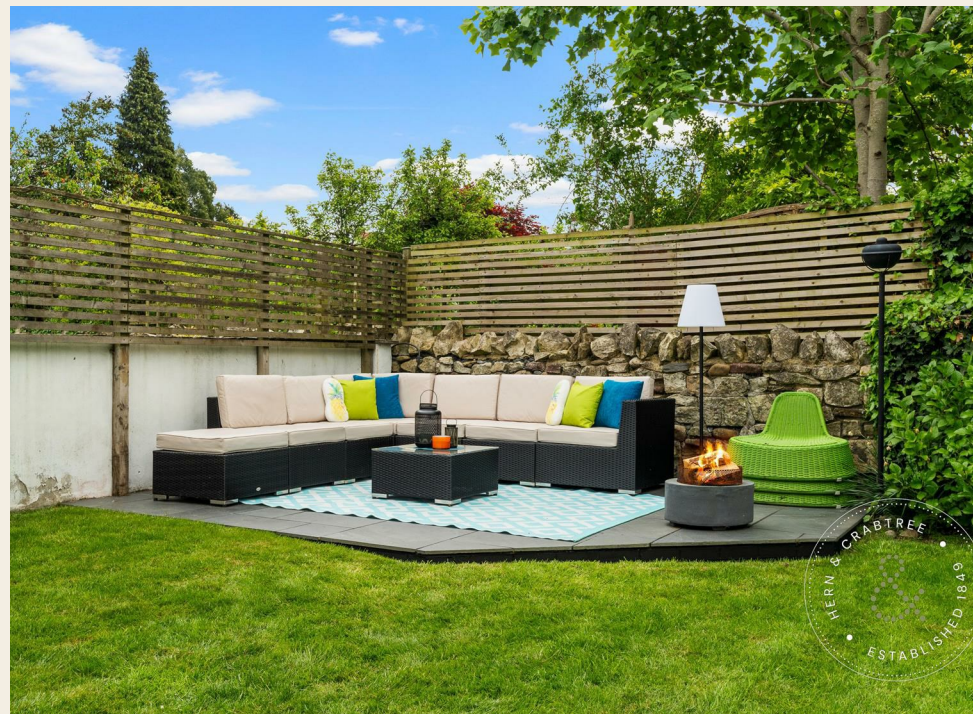
**Disclaimer**

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.







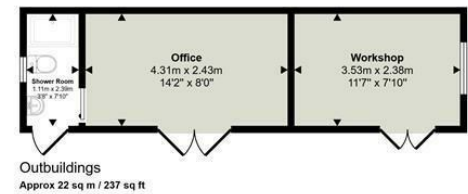
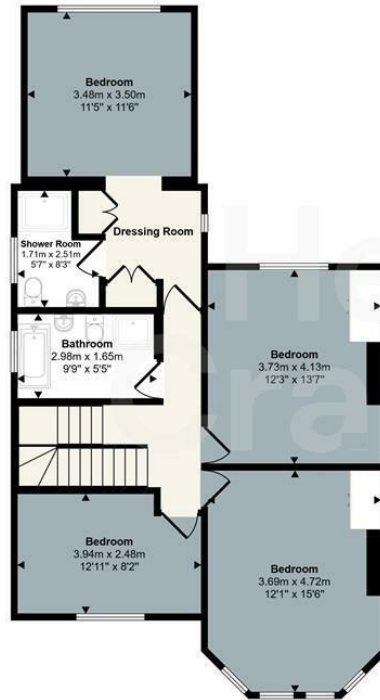
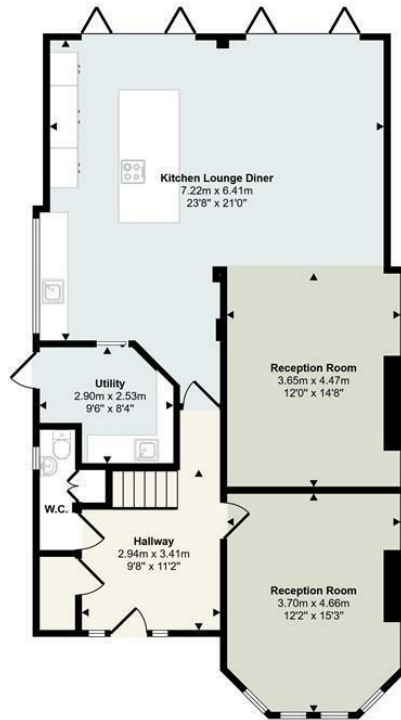








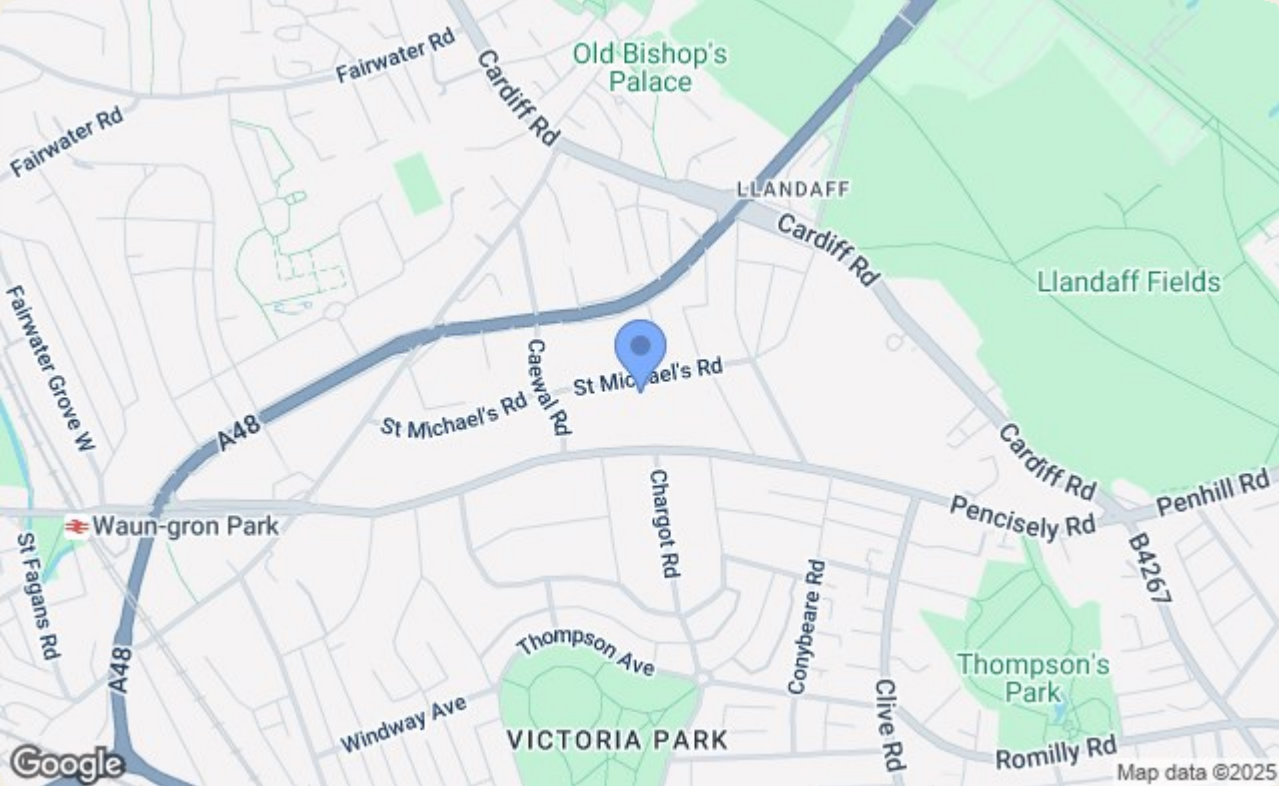
Approx Gross Internal Area  
254 sq m / 2733 sq ft



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 <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		