

Gilian Road

LLANDAFF, CARDIFF, CF5 2PZ

OFFERS IN EXCESS OF £550,000

**Hern &
Crabtree**



Gilian Road

Perfectly set back on this quiet street in Llandaff, this impressive double-storey extended, four-bedroom semi-detached home offers generous living space and a fantastic opportunity to create a forever family residence. Located on the ever-popular Gilian Road in Llandaff, the property benefits from large front and rear gardens, as well as off-street parking for multiple vehicles thanks to the substantial frontage.

The ground floor accommodation comprises a welcoming entrance hall, a bay fronted lounge, and a separate sitting room which opens into a beautifully extended dining area. There is also a kitchen and a practical utility area that includes a convenient downstairs W.C. Upstairs, the first floor features four well-proportioned bedrooms, including a primary bedroom with its own en-suite and a four-piece family bathroom.

Outside, the property enjoys expansive gardens to both the front and rear, offering excellent space for outdoor entertainment.

Gilian Road is located within close proximity to public transport links via bus and rail, both offering direct services to Cardiff city centre. There are a good selection of schools nearby including both private schools of Llandaff Cathedral School and Howells. There are further reputable Welsh and English primary and secondary schools located nearby including the notable Ysgol Pencae and The Bishop of Llandaff School.

With no onward chain and superb potential throughout, this is a rare opportunity to secure a spacious family home in one of Llandaff's most desirable streets.



1561.00 sq ft

Entrance

Entered via a double glazed door into a porch.

Porch

Double glazed windows to the side. Tiled floor. Glass panelled door into the entrance hall.

Hallway

Stairs to the first floor with understairs cupboard. Coved ceiling. Radiator. Wood parquet flooring.

Lounge

Double glazed bay window to the front. Radiator. Coved ceiling. Parquet flooring.

Sitting Room

Double glazed patio doors to the rear with matching windows on either side. Gas fireplace. Radiator.

Kitchen

Double glazed window to the side. The kitchen is fitted with wall and base units with laminate worksurfaces. Stainless steel sink and drainer. Space for further appliances. Corridor leading to a utility and w/c.

Utility

Double glazed patio door to the rear. Sliding door into the sitting room. Cupboard housing boiler and space and plumbing for a washing machine.

W/C

Obscure double glazed windows to the side. W/c and wash hand basin. Part tiled walls and floor.

FIRST FLOOR

Landing

Double glazed window to the side. Bannister. Loft access hatch. Cupboard with a radiator.

Bedroom One

Double glazed window to the rear. Radiator. Coved ceiling. Door to en-suite.

En-Suite

Bath with shower plumbed over, w/c and wash hand basin. Heated towel rail.

Bedroom Two

Double glazed bay window to the front. Radiator. Coved ceiling.

Bedroom Three

Double glazed window to the rear. Coved ceiling. Radiator.

Bedroom Four

Double glazed window to the front. Radiator. Coved ceiling.

Bathroom

Obscure double glazed window to the side. Walk in shower, bath, w/c and wash hand basin. Coved ceiling. Tiled walls.

OUTSIDE

Front

Enclosed with hedges and low rise brick wall. Lawn area.

Rear

Enclosed rear garden. Paved area. Mainly laid to lawn. Greenhouse. Access to the side.

Garage

Single garage with up and over door.

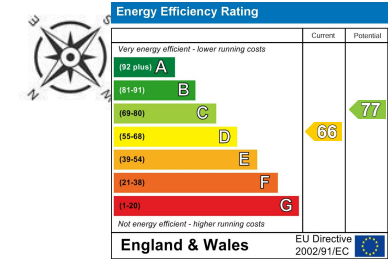
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







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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