

Marionville Gardens

LLANDAFF, CARDIFF, CF5 2LR

OFFERS IN EXCESS OF £635,000

**Hern &
Crabtree**



Marionville Gardens

Set on a generous plot in a peaceful cul-de-sac of Marionville Gardens, this immaculately presented four-bedroom semi-detached house offers spacious, versatile living accommodation, beautifully maintained gardens, and ample off-street parking

The property is set back from the road and boasts generous front and rear gardens, providing excellent outdoor space for relaxing, entertaining, or for children to play. Internally, the home has been tastefully styled throughout and is ready for the next family to move straight in without any work required.

On the ground floor, the accommodation comprises a welcoming entrance porch, a spacious lounge that opens into a bright dining room and sitting area, a modern fitted kitchen with a separate breakfast room, a further sitting room that could be used as a playroom or home office, and a stylish ground floor shower room that adds convenience and functionality.

Upstairs, there are four good-sized bedrooms, offering plenty of space for a growing family or guests, along with a well-appointed family bathroom.

This property also enjoys attractive views over The Dell, adding a lovely natural outlook to the setting.

Marionville Gardens is ideally located within easy reach of Faiwater train station, which offers direct links to Cardiff city centre. The house is also just a short walk from Llandaff High Street and the village's wide range of local amenities, including cafés, shops, and restaurants. Families will appreciate the excellent local schooling, with Howell's School and Llandaff Cathedral School both within walking distance, along with Bishop of Llandaff High School and Ysgol Gyfun Gymraeg Plasmawr.

This is a rare opportunity to acquire a spacious, turn-key family home in one of Llandaff's most desirable cul de sacs. Internal viewings are an absolute must to appreciate everything this property has to offer.



2206.00 sq ft

Entrance

Entered via a double set of composite doors into the hallway.

Hallway

Obscure glazed door to the living room and Sitting room. Double glazed window to the front. Slate tiled floor.

Living Room

Double glazed window to the front. Stairs to the first floor with open understairs storage area. Radiator. Coved ceiling with ceiling rose. Feature fireplace with wooden mantle and marble hearth. Wooden double doors to the dining room.

Sitting Room

Double glazed window to the front. Dado rail. Radiator.

Lounge

Coved ceiling. Squared off archway leading to study area. Radiator.

Study Area

Double glazed window to the rear. Feature electric fireplace with wooden mantle. Radiator.

Kitchen

Double glazed French doors out to the rear. Double glazed window to the side. Tiled floor. The kitchen is fitted with wall and base units with laminate work surfaces. Composite sink and drainer. Five ring gas range. Space and plumbing for a dishwasher. Integrated fridge. Leads into a dining room.

Dining Room

Double glazed French doors and window to the rear. Radiator. Wooden floor.

Utility area

Space for a fridge freezer. leads to the Wet room.

Wet Room

Tiled walls and floor. Shower. w/c and wash hand basin. Radiator. Space and plumbing for a washing machine and tumble dryer. Combi boiler.

FIRST FLOOR

Landing

Wooden bannister. Loft access hatch.

Bedroom One

Double glazed windows to the front and rear. Radiators. Fitted wardrobes.

Bedroom Two

Double glazed window to the front. Radiator.

Bedroom Three

Double glazed window to the rear. Radiator.

Bedroom Four

Double glazed window to the front. Radiator.

Bathroom

Obscure double glazed window to the rear. Bath with shower plumbed over, w/c and wash hand basin. Tiled walls and floor.

OUTSIDE

Front

Off street driveway. Lawn area with hedge border.

Rear

Enclosed rear garden with lawn area, paved patio and decking sitting area. Shrubs and flowers border to the rear. Timber shed. Cold water tap. Path to the side with gate.

Disclaimer

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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.

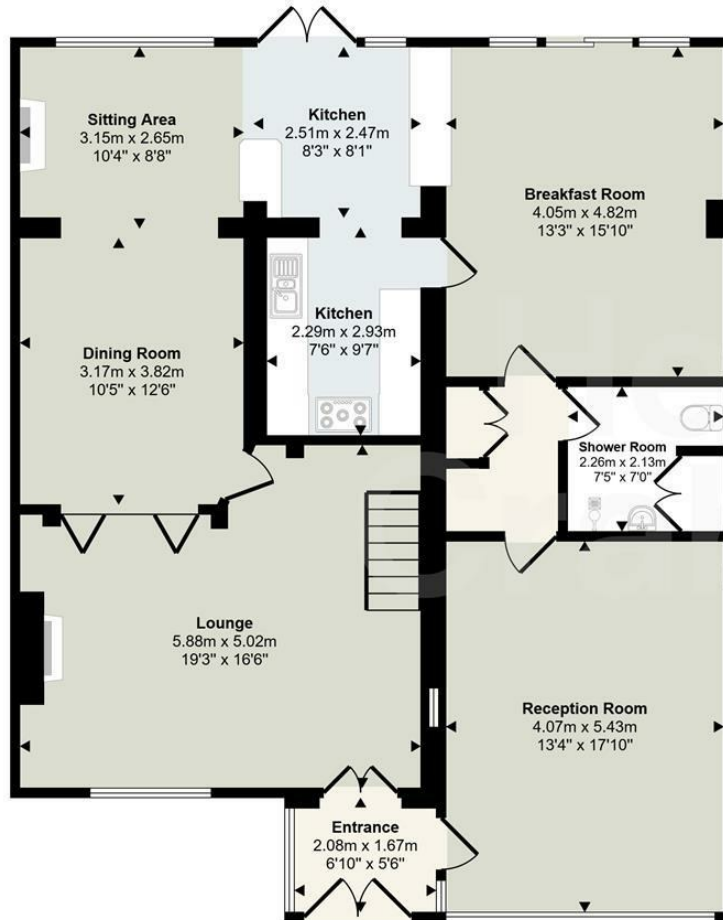
Additional Information

Council Tax - E

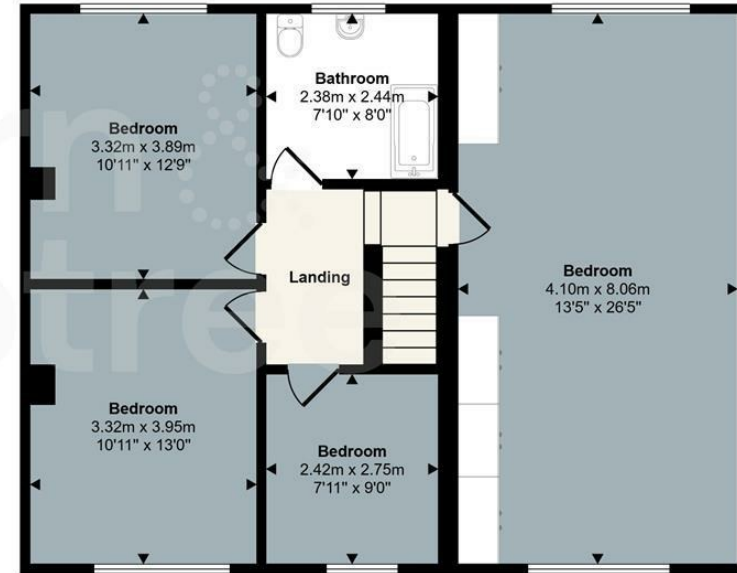
Epc - C







Approx Gross Internal Area
205 sq m / 2206 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	71	78
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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