

Llantrisant Road

LLANDAFF, CARDIFF, CF5 2FH

GUIDE PRICE £685,000

Hern &
Crabtree



Llantrisant Road

Show home now available 7 days a week to view A brand new luxury town house perfectly positioned close to Llandaff Village and the Taff Trail. Spread across three floors on this newly built Parc Llandaf development built by Taylor Wimpey, this bright and spacious five-bedroom family home offers abundant room for every need.

The welcoming hallway leads to a generous living room that's fit for special occasions and cosy nights in. Gather in the sun-soaked kitchen/diner/family area, featuring a central island ideal for casual meals and entertaining. Bi-fold doors open seamlessly to the garden, blurring the lines between indoor and outdoor living.

Upstairs, find two luxurious double bedrooms with en-suites and a well-appointed family bathroom. Step onto the private terrace from the landing, perfect for enjoying tranquil summer evenings.

The second floor boasts two more double bedrooms with en-suites and a single room, bringing the total en-suite count to a convenient four. Ample storage is thoughtfully catered for, with built-in cupboards throughout and an external storage facility for additional needs.



1968.00 sq ft

Entrance Hall

Entered via a composite front door, stairs to the first floor with understairs cupboard, radiator, a cupboard housing the hot water tank, luxury vinyl flooring.

Cloakroom

Double obscure glazed window to the front, fitted with w.c and wash hand basin, heated towel rail, half rise tiled walls.

Lounge

13'11" x 15'9"

Two sets of double glazed French doors to the front, decorative panelling, radiator.

Kitchen/Diner

13'11" x 13'0"

An L shaped room with double glazed window to the rear and a double glazed door to the side and double glazed bi-fold doors leading out to the rear garden, kitchen fitted with a range of wall and base units with stone worktop over, a four ring ceramic induction hob with cooker hood above and double oven and microwave, a central island with storage, pull out larder spice rack, one and a half bowl sink and drainer with mixer tap, integrated dishwasher, integrated washing machine, integrated fridge/freezer, panelling, radiator, luxury vinyl floor.

Dining Room

18'9" x 8'7"

First Floor Landing

Stairs rise up from the entrance hall with wooden handrail and spindles, radiator, stairs to the second floor, double glazed doors to a sitting area which has a glass balustrade.

Bedroom

Double glazed window to the rear, radiator, built in wardrobes, door to en suite.

En Suite

Fitted with shower cubicle, w.c and wash hand basin, tiled walls and floor.

Bedroom

Two double glazed doors to the front, built in wardrobe.

En Suite

Fitted with double shower cubicle, w.c and wash hand basin, part tiled walls, tiled floor.

Family Bathroom

Double obscure glazed window to the front, bath with plumbed shower over, w.c and wash hand basin, heated towel rail, spotlights, extractor fan, built in storage cupboard, part tiled walls, tiled floor.

Second Floor Landing

Stairs rise up from the first floor landing with wooden handrail and spindles, double glazed window to the rear, airing cupboard with a Baxi boiler, radiator, access to loft space.

Bedroom

Double glazed window to the rear, radiator, door to en suite.

En Suite

Fitted with shower cubicle, w.c and wash hand basin, part tiled walls, tiled floor.

Bedroom

Double glazed windows to the front, radiator, door to en suite.

En Suite

Fitted with shower cubicle, w.c and wash hand basin, heated towel rail, part tiled walls, tiled floor.

Bedroom

Double glazed window to the front, radiator.

Rear Garden

Enclosed garden with timber fencing, paved patio, shrubs and flower borders, Astro turf lawn, outside light and cold water tap, pedestrian gate access to the rear.

Front

Off street parking, storage and forecourt.

Tenure & Additional Information

Tenure: Freehold

Council Tax Band: TBC - Council Tax Band will be confirmed by the local authority on completion of the property

Estate management fee: £197.06

Disclaimer

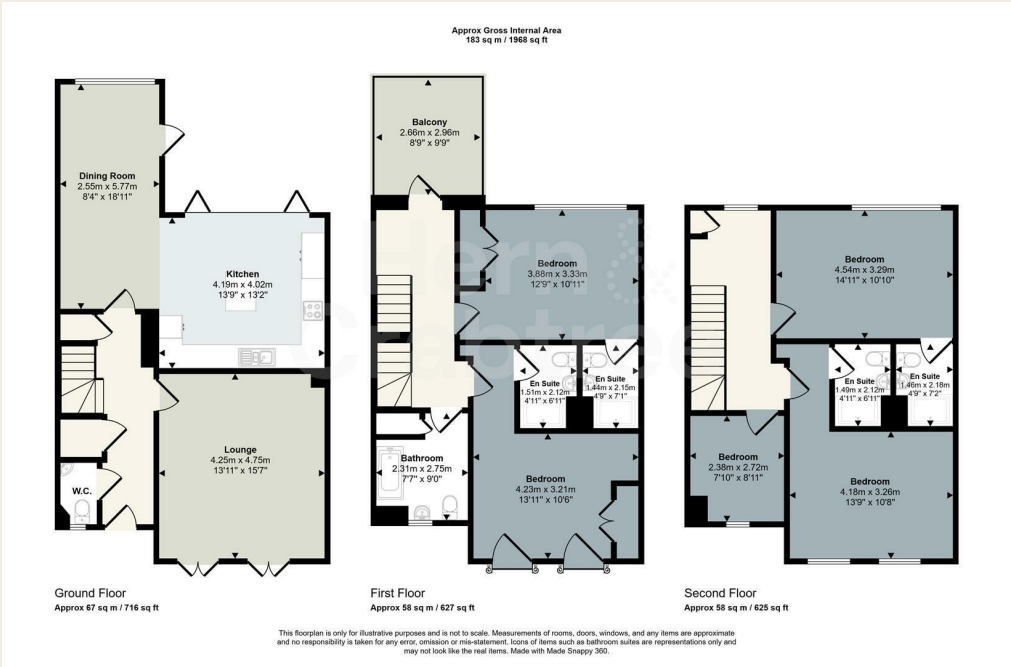
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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