

Deans Close

LLANDAFF, CARDIFF, CF5 2BR

GUIDE PRICE £520,000

Hern &
Crabtree



Deans Close

No Onward Chain. This pristine, traditional four-bedroom semi-detached home is nestled on this quiet cul de sac street in Llandaff. Owned by the same family for 30 years, this property has been lovingly cared for and offers an excellent opportunity to modernise and make it your own.

The ground floor features a welcoming entrance hall, a cloakroom, a bright and airy living room at the front, and a dining room to the rear with patio doors opening to the lovely garden. A well-appointed fitted kitchen also provides access to the rear garden and a handy utility area to the ground floor. Upstairs, you'll find four good sized bedrooms with an ensuite to the main bedroom, a shower room, and a separate W.C. Externally, the property boasts a front garden, a driveway leading to a single garage. The mature rear garden is beautifully landscaped with stocked shrubs, trees, and flowers, featuring a lawned area and a patio seating area

Deans Close is perfectly positioned just off Western Avenue and is in walking distance of Llandaff Village which offer an array of pubs, cafes and local amenities as well as Insole Court. There are also very reputable primary and secondary schools close by. Internal viewings are highly recommended to appreciate this beautiful family home.



1456.00 sq ft

Entrance

Entered via a composite door into the porch.

Porch

Tiled floor. Wooden door leading into the entrance hall.

Hallway

Stairs to the first floor with under stairs storage cupboard. Radiator. Wood parquet flooring. Coved ceiling. Door to cloakroom.

Cloakroom

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

Lounge

Double glazed bay window to the front. Coved ceiling. Radiator. Fireplace with wooden surround and slate hearth.

Dining Room

Double glazed sliding patio doors to the rear. Coved ceiling. Radiator. Parquet flooring.

Kitchen

Double glazed window to the side. The kitchen is fitted with wall and base units with laminate worksurfaces. Composite sink and drainer. Integrated four ring gas hob and integrated oven and grill. Integrated microwave. Space and plumbing for a dishwasher. Tiled flooring. Cupboard housing combi boiler. Composite door to outside.

Utility

Wall unit and base unit with laminate work surface. Space and plumbing for a washing machine and fridge freezer. Radiator. Double glazed window to the side.

FIRST FLOOR

Landing

Wooden bannister. Double glazed obscure window to the side. Radiator. Loft access hatch.

Bedroom One

Double glazed bay window to the front. Curved Radiator. Built in wardrobes. Coved ceiling. Door to en-suite.

En-suite

Walk in corner shower, bidet, w/c and wash hand basin. Paquet flooring. Part tiled walls.

Bedroom Two

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

Bedroom Three

Double glazed window to the rear. Radiator. Coved ceiling. Built in wardrobe.

Bedroom Four

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

Shower Room

Obscure double glazed window to the side. Corner shower and wash hand basin. Large cupboard housing the hot water tank.

W/c

Obscure double glazed window to the rear. W/c.

OUTSIDE

Front

Rear Garden

Enclosed with brick and fence surround. Paved patio area. Lawn area and steps down to a further lawn area. Access to the garage.

Garage

Single garage with up and over electric door. Power and light.

Disclaimer

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.

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

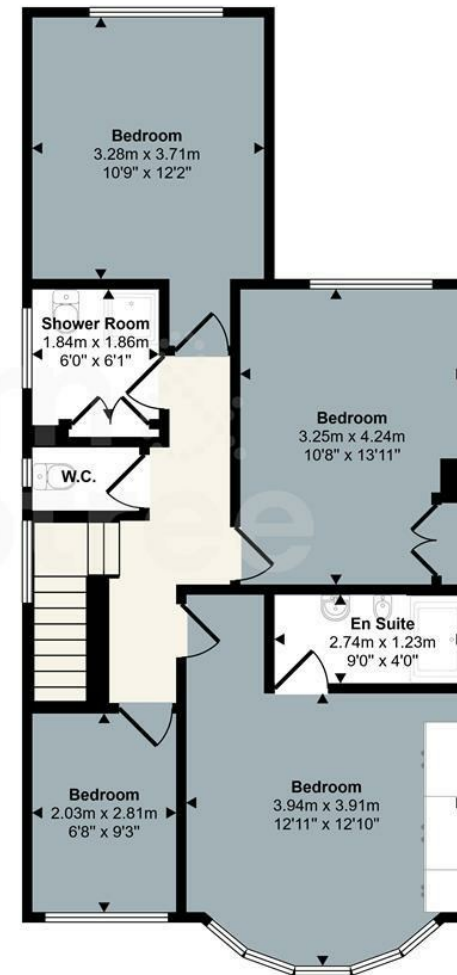
Epc -

Council Tax - G





Approx Gross Internal Area
135 sq m / 1456 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 | 66 | 73 |
| | 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.

Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

02920 555 198

llandaff@hern-crabtree.co.uk

hern-crabtree.co.uk

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.