



**Rookwood Close, Llandaff, Cardiff, CF5 2NS**

**Offers Over £190,000**

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## Offers Over £190,000



### Prime Location in Llandaff

Nestled in a quiet cul-de-sac in Llandaff, this spacious two-bedroom second-floor apartment offers the perfect blend of tranquility and convenience. Located just minutes away from the historic Llandaff Village, the property is within walking distance of local shops, cafes, and pubs, offering a vibrant lifestyle while still providing a peaceful retreat from city life. Llandaff is renowned for its scenic beauty, green spaces, and community spirit, making it an ideal location for first-time buyers, downsizers, or investors seeking a solid rental opportunity.

### Generous Living Space

The property opens with a welcoming entrance hall that includes two convenient storage cupboards, perfect for coats, shoes, and other essentials. The hall leads to the spacious living room, which is flooded with natural light thanks to the large window that faces southwest. This bright, airy space is perfect for both relaxing and entertaining, with plenty of room for comfortable seating and a dining area if desired. The neutral décor provides a blank canvas for personalisation, making it easy to add your own touch to the space.

### Original Wood Parquet Flooring

A fantastic feature of this apartment is the original wood Parquet flooring found beneath the carpets in all rooms except the kitchen and bathroom. This adds character and a traditional charm to the property, giving the new owner the opportunity to restore these beautiful floors.

### Modern Fitted Kitchen with Scenic Views

The kitchen is a standout feature of this apartment, boasting modern units and appliances that cater to all your cooking needs. With ample counter space and storage, the kitchen is well-designed for functionality and style. A large window above the sink offers picturesque views towards Caerphilly Mountain, making meal preparation a little more enjoyable with such a scenic outlook. Whether you're a keen cook or just enjoy a morning coffee with a view, this kitchen is a wonderful space to start your day.

### Two Double Bedrooms

Both bedrooms in this apartment are generously sized, offering flexibility for various living arrangements. The master bedroom is spacious and bright, providing a comfortable and relaxing retreat. It's an ideal space for unwinding after a long day, with enough room for a king-size bed and additional furniture. The second bedroom is

also a good size, making it perfect for guests, a child's room, or even a home office. The flexibility of the space ensures it can adapt to your needs, whatever they may be.

### Contemporary Bathroom

The apartment features a modern bathroom suite, complete with a bath and an overhead shower, ideal for both quick showers and leisurely baths. The neutral tiling and clean, contemporary fixtures create a fresh, stylish look. With ample storage under the sink and a large mirror, the bathroom is practical as well as attractive. It's a relaxing space to prepare for the day ahead or unwind in the evening.

### Communal Gardens and Outdoor Space

One of the most appealing aspects of this apartment is the access to well-maintained communal gardens at both the front and rear of the property. These gardens provide a peaceful green space, perfect for enjoying a bit of fresh air, reading a book, or socialising with neighbours. The rear garden, in particular, is laid to lawn and features flower beds and mature shrubs, offering a pleasant view from the apartment. It's an ideal space to enjoy during the warmer months, with plenty of room for outdoor seating if desired.

### Private Garage and Parking

This property includes a private garage, located in a block with an up-and-over door, providing secure storage or parking. Whether you use it to keep your vehicle safe or for additional storage space, the garage is a valuable asset, especially in a residential area. There is also ample on-street parking available directly in front of the property, ensuring you and your visitors never struggle to find a space.

### Spacious Loft Area

In addition to the generous internal space, the apartment also benefits from a loft space, accessed via a hatch in the hallway. The loft spans the size of the floor plan and offers excellent headroom, providing potential for significant additional storage or even future development, subject to permissions.

### Peaceful Yet Well-Connected

Rookwood Close is a quiet cul-de-sac tucked away from busy roads, providing a peaceful living environment. However, it's also conveniently located for transport links and amenities. The property is a short walk from Fairwater Train Station, offering quick and easy access to Cardiff City Centre. Regular bus services are also

available nearby, providing another convenient way to travel around the area. For drivers, the property is close to major road links including the A48, A4232, and the M4, making it easy to commute to neighbouring towns and cities.

### Excellent Local Schools

For families or those considering starting one, the property is situated near excellent local schools. The Bishop of Llandaff High School, a well-regarded secondary school, is just a short walk away. This makes the apartment an attractive option for families who want to live in a location that provides access to quality education, as well as local amenities and green spaces.

### No Onward Chain – Move In Without Delay

One of the key advantages of this property is that it is being sold with no onward chain. This simplifies the buying process and allows for a quick move-in, reducing the stress and uncertainty that can come with property purchases. Whether you're a first-time buyer eager to get onto the property ladder, an investor looking for a ready-to-let opportunity, or a downsizer seeking a low-maintenance home, this apartment is ready for immediate occupancy.

### Leasehold with a Share of the Freehold

The property comes with the added benefit of a share in the freehold, ensuring long-term peace of mind for the new owner. The lease will be extended to 999 years on completion, offering security and reducing the need for future lease negotiations. The service

charge is a reasonable £80 per month, which covers the maintenance of the communal areas and gardens, ensuring the property and surrounding spaces remain well-kept throughout the year.

### Why You Should View This Property

This apartment offers a fantastic opportunity for anyone looking for a spacious, well-maintained home in a highly sought-after area. The two double bedrooms, modern kitchen, and ample storage make it an ideal choice for both small families and professionals. The communal gardens, private garage, and quiet cul-de-sac location provide a peaceful living environment, while the proximity to Llandaff Village, schools, and transport links ensure that convenience is never compromised.

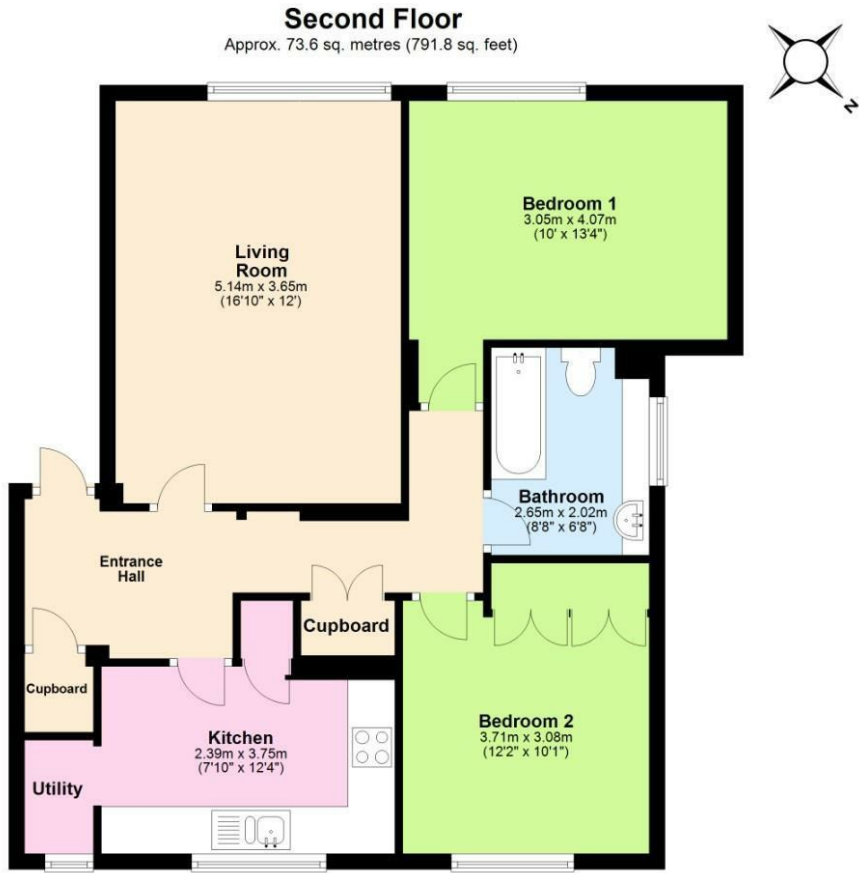
The combination of a share of the freehold, no onward chain, and the property's excellent location make this a rare find in Llandaff. Internal viewings are highly recommended to fully appreciate the space, quality, and potential this apartment has to offer.

### Council Tax

Band D.

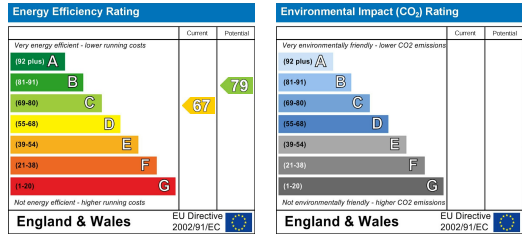






Total area: approx. 73.6 sq. metres (791.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested nor guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



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