

8 Triscombe Drive, Cardiff, CF5 2PN



Estate Agents and
Chartered Surveyors

Asking Price Of

£625,000



Detached Property

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4

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Property Description

****DETACHED PROPERTY DOUBLE FRONTED PROPERTY** NO CHAIN**** An opportunity to acquire a detached house situated on a quiet road within the sought after area of Llandaff. The accommodation briefly comprises entrance hall, lounge, dining/family room, conservatory, kitchen, utility room, study/sitting room, and cloakroom. The first floor accommodation comprises four bedrooms. Two of the bedroom have ensuite shower rooms, and a family bathroom. Outside there is a good size enclosed garden to the rear with three timber sheds. EPC Rating: B

Tenure Freehold

Council Tax Band F

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools with Ysgol Pencae Welsh Primary School just a short walk to the end of the street whilst in a catchment for several English / Welsh Primary and Secondary Schools including Bishop of Llandaff, Ysgol Glantaf plus Llandaff Cathedral School and Howells School which are two of the best schools in Wales. The High Street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station and a frequent bus service to and from the City Centre. Hailey Park is within walking distance and the Taff Trail offers parkland walks all the way to Cardiff City Centre.

ENTRANCE

Laid mainly with decorative stone. Keyblock driveway. Outside light. Timber gate giving side access. Outside tap.

HALLWAY

Entered via uPVC double glazed front door into hallway. Doors lounge, kitchen, WC and under stair cupboard. Turing staircase to first floor. Radiator.

LOUNGE

16' 10" x 11' 6" (5.14m x 3.53m)
uPVC double glazed bay window to front with pleasant outlook. Double doors to dining/family room. Featured gas fireplace with marble hearth. Two radiators.

DINNING/FAMILY ROOM

17' 4" x 11' 9" (5.29m x 3.60m)
uPVC double glazed window and sliding doors to rear. Radiator.

CONSERVATORY

10' 8" x 9' 8" (3.26m x 2.95m)
uPVC double glazed windows to all aspects with French patio doors to side. Radiator.

KITCHEN

13' 0" x 9' 8" (3.97m x 2.95m)
A modern kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel inset sink with complementary granite work surface. Fitted Neff electric double oven/microwave and gas hob with extractor hood over. Integrated fridge/ freezer and wine cooler. Granite splash backs. Spotlight. uPVC double glazed window to rear overlooking the garden. Glazed door to utility room.

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UTILITY ROOM

11' 11" x 7' 10" (3.64m x 2.39m)

Fitted base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Space for washing machine, tumble dryer and dishwasher. Cupboard housing Worcester gas central heating boiler. Tiled flooring and splash backs. uPVC double glazed window and external door to rear. Door to pantry housing freezer, with tiled flooring and loft access. Door to study/sitting room

STUDY/SITTING ROOM

13' 6" x 7' 10" (4.13m x 2.40m)

uPVC double glazed window to front. Spotlights. Radiator.

WC

6' 5" x 3' 5" (1.96m x 1.06m)

Low level WC and vanity enclosed wash hand basin. Tiled splash backs. Ladder radiator. uPVC double glazed window to front.

FIRST FLOOR LANDIING

Approached via a full turning staircase leading to the central landing area. Access to roof space. Ceiling light tunnel.

BEDROOM ONE

13' 5" x 11' 10" (4.09m x 3.63m)

Overlooking the entrance approach, a good sized principal bedroom. A range of fitted bedroom furniture including wardrobe and drawers. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Modern white suite comprising low level WC, vanity wash basin with storage below, modern shower cubicle with multi jet shower heads. Wall tiling. Tiled floor. Window to side. Chrome heated towel rail.

BEDROOM TWO

11' 11" x 9' 8" (3.64m x 2.97m)

Overlooking the rear garden, a second double bedroom. Fitted wardrobes. Radiator. Additional built in storage cupboard with radiator.

BEDROOM THREE

18' 2" x 7' 1" (5.55m x 2.18m)

With two windows to rear. Fitted wardrobe and chest of drawers. Two radiators. Door to ensuite.

ENSUITE SHOWER ROOM TWO

White suite comprising low level WC, wash hand basin, shower cubicle with chrome shower. Full wall tiling. Tiled flooring. Window to side. Chrome heated towel rail.

BEDROOM FOUR

18' 2" x 8' 1" (5.55m x 2.48m)

An L-shaped fourth bedroom with two windows to front. Two radiators.

FAMILY BATHROOM

White suite comprising low level WC, wash hand basin, large shower cubicle with chrome shower, jacuzzi style P-shaped bath. Tiled walls. Tiled floors> Recessed spotlights. Chrome heated towel rail.

OUTSIDE

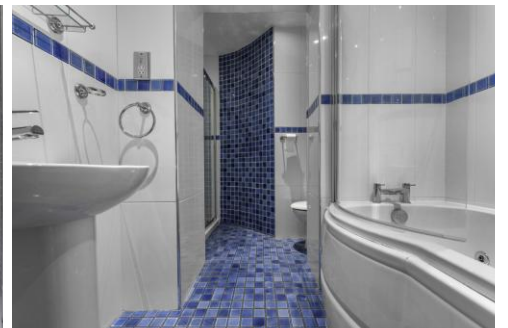
Rear garden

A sizeable rear garden comprising paved patio leading on an artificial area of lawn. Rear raised decked relaxation area. Three timber storage sheds. Outside power points. Side access. Water irrigation system to the front and rear garden.

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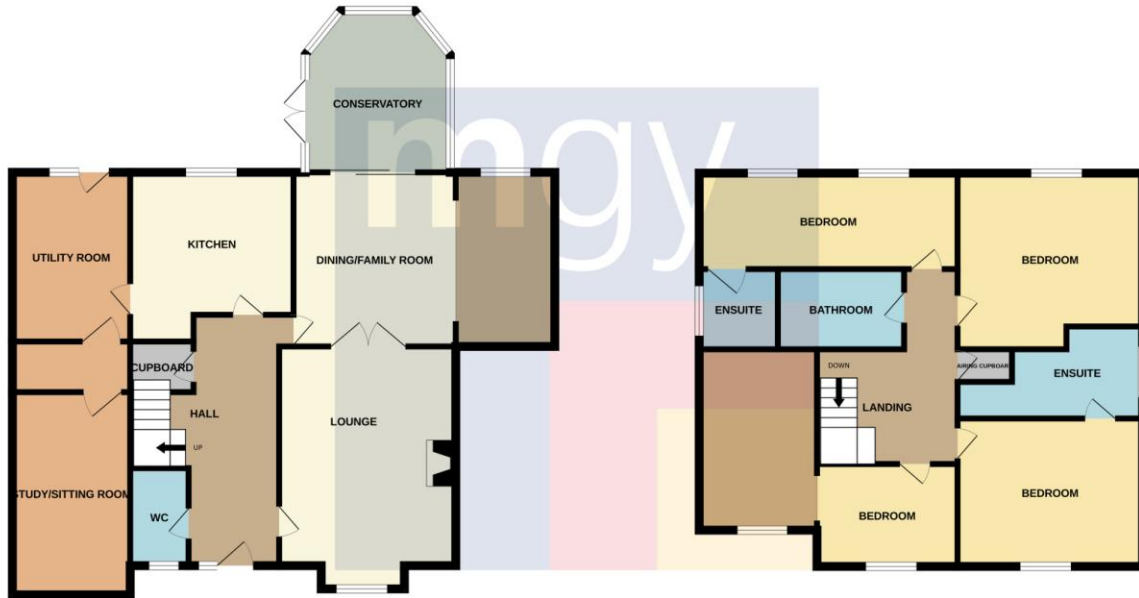
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GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.

1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1705 sq.ft. (158.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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