

# 40 Triscombe Drive, Llandaff, Cardiff, CF5 2PN



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£735,000**



Detached Property

4

2

3

3

# Property Description

**\*\* EXECUTIVE DETACHED HOME ON LARGE PLOT \*\***  
**OPEN-PLAN KITCHEN/DINING/FAMILY ROOM \*\*** An exceptional four bedroom executive detached home situated within a prime cul-de-sac position in Llandaff. The property sits within beautiful landscaped gardens, with the accommodation briefly comprising; entrance hallway, lounge, study, open-plan kitchen/dining/family room, utility room and WC. To the first floor are four bedrooms including principal bedroom with recently installed en-suite, plus modern family bathroom. Integral single garage. Driveway for three cars to front. Side and rear gardens. EPC rating: TBC

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1669 sq.ft.**

**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

Situated at the head of the cul-de-sac with parking for three vehicles. Laid to lawn. Gated access to rear garden.

## HALLWAY

14' 2" x 6' 3" (4.33m x 1.93m)  
Entered via uPVC double glazed front doors into hallway. Feature open tread oak staircase with glazed panels leading to first floor. Glazed double doors to lounge and kitchen/dining/family room. Doors to study and WC. Tiled flooring. Spotlights. uPVC double glazed window inside to front. Radiator.

## LOUNGE

15' 8" x 11' 9" (4.79m x 3.59m)  
Modern gas fireplace. uPVC double glazed window and sliding doors to rear garden. Radiator. Spotlights.

## KITCHEN/DINER

26' 5" x 11' 9" (8.07m x 3.59m)  
A fantastic open-plan family space with kitchen to include fitted base and eye level units incorporating one and a half bowl inset sink with complementary corian work surfaces. Fitted Neff electric double oven and microwave. Induction hob plus single gas ring hob, and extractor hood over. Integrated fridge/freezer, dishwasher and drinks cooler. Spotlights. Built-in Sonos ceiling speakers. Tiled flooring with electric underfloor heating. Two uPVC double glazed windows to front and three leaf bifold doors to rear garden. Radiator. Opening to family room.

## FAMILY ROOM

20' 4" x 7' 8" (6.21 m x 2.35m)  
Feature wood burner. Two uPVC double glazed windows to front and full height window to rear. Fitted kitchen base units. Spotlights. Radiator. Tiled flooring with underfloor heating. Door to utility room.

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#### UTILITY ROOM

9' 6" x 5' 10" (2.91m x 1.79m)

Fitted base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Space for washing machine and tumble dryer. Cupboard house gas central heating boiler. Radiator. Fitted storage cupboard. Door to integral single garage, and external uPVC double glazed window to rear.

#### STUDY

11' 1" x 8' 10" (3.39m x 2.71m)

uPVC double glazed window to front. Radiator.

#### CLOAKROOM

5' 4" x 2' 8" (1.65m x 0.82m)

Low level WC and wash hand basin. Fully tiled walls and floor. Ladder radiator. Spotlights. Extractor fan. uPVC double glazed window to side.

#### FIRST FLOOR

##### LANDING

Oak wood doors to four bedrooms and family bathroom. Airing cupboard with hot water tank and shelving. Loft access with pull down ladder (partly boarded, with lighting). Radiator.

##### BEDROOM ONE

12' 5" x 11' 3" (3.81m x 3.43m)

uPVC double glazed window to front. Fitted wardrobes to one wall. Radiator. Door to en-suite.

##### ENSUITE

6' 10" x 6' 5" (2.10m x 1.98m)

A stylish suite comprising low level WC, vanity enclosed wash hand basin and fitted corner shower cubicle. Fully tiled walls and flooring. Extractor fan. Spotlights. uPVC double glazed window to side. Ladder radiator.

##### BEDROOM TWO

13' 2"(max) x 9' 0" (4.03m x 2.76m)

uPVC double glazed window to front. Fitted wardrobes and eye level units. Radiator. Door to storage room/en-suite.

##### STORAGE ROOM/ENSUITE

Currently used as a storage room but plumbed for sink, toilet and shower. Radiator. uPVC double glazed windows to front.

##### BEDROOM THREE

10' 8"(max) x 8' 11" (3.27m x 2.74m)

Fitted wardrobes, desk and level units. Radiator. uPVC double glazed window to rear with lovely outlook.

##### BEDROOM FOUR

8' 8" x 8' 5" (2.66m x 2.58m)

Fitted wardrobes and desk. Radiator. uPVC double glazed window to rear.

##### BATHROOM

8' 11" x 8' 7" (max)(2.74m x 2.63m)

A modern suite to include low level WC, vanity enclosed wash hand basin and walk-in shower with glass screen. Spotlights. Extractor fan. Fully tiled walls. Luxury Vinyl Tile (LVT) flooring. Towel radiator. uPVC double glazed window to rear.

##### OUTSIDE

###### REAR GARDEN

Superb, landscaped gardens which wrap around the rear and side of the property. Mainly laid to lawn with large paved patio areas. Shrub and hedge borders. Boundary fence. Outside tap, power points and lighting. Space for garden shed.

##### SINGLE GARAGE

An integral single garage with electric up and over door. Light and power. Storage into the roof space which continues over the family room.



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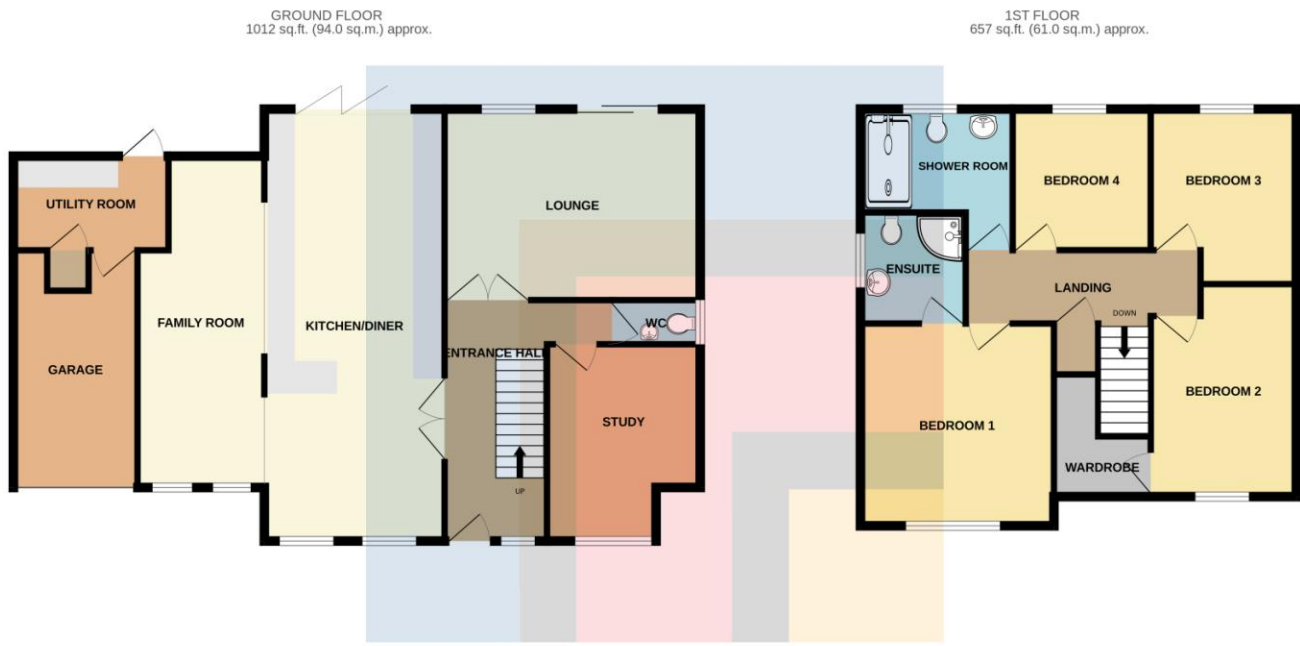




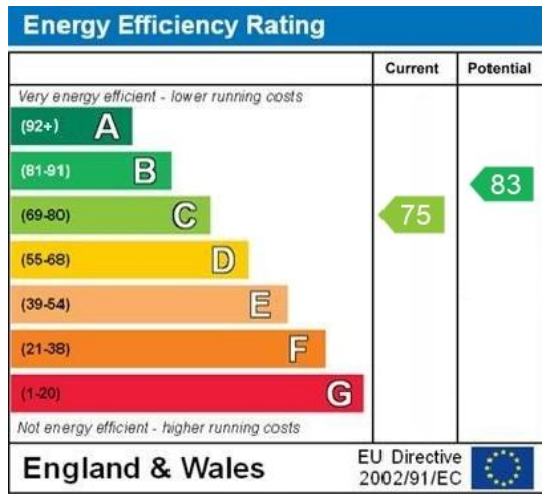
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