



60 LLANTRISANT ROAD

CARDIFF CF5 2PX

ASKING PRICE OF

**£600,000**



DETACHED PROPERTY



**4**



**2**



**2**



**2**

**\*\* FOUR BEDROOM DETACHED FAMILY HOME \*\* SOUGHT AFTER LOCATION \*\* NO CHAIN \*\*** A bright and spacious four bedroom detached family house in the sought after area of Llandaff being conveniently placed for local amenities and transport links (on local bus routes and a one minute walk to Danescourt train station). Entrance porch, hallway, large lounge, dining room, sitting room, kitchen/breakfast room and a ground floor wet room. To the first floor are four bedrooms and a family bathroom. Gas central heating. Large gardens to front and rear. Long driveway leading to garage. Excellent sized corner plot offering excellent potential. No chain. EPC rating: D

#### 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 PORCH

Approached via double opening wooden entrance doors. Tiled flooring.

#### ENTRANCE HALLWAY

Approached via a uPVC entrance door with obscured glass window to upper and lower part, obscured glass windows to either side of door leading to the entrance hallway. Staircase to first floor. Woodblock flooring beneath carpet. Radiator.

#### LOUNGE

22' 10" x 12' 0" (6.97m x 3.68m)

An excellent sized primary reception with windows to front and side. Woodblock flooring. Serving hatch to kitchen. Radiator.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1,549 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### DINING ROOM

11' 10" x 9' 4" (3.61m x 2.87m)

A versatile room currently utilised as a downstairs bedroom with aspect to side. Serving hatch to kitchen. Woodblock flooring. Radiator.

#### INNER HALLWAY

Wood flooring. Velux window to side pitch. Wood flooring. Door to sitting room, dining room and wet room.

#### WETROOM

8' 10" x 5' 8" (2.70m x 1.75m)

Spacious ground floor wet room comprising low level wc, wash hand basin and shower. Wall tiling to splash back areas. Tiled flooring. Electric shaver point. Obscured glass window to side. Radiator.

#### SITTING ROOM

14' 10" x 9' 8" (4.53m x 2.97m)

With patio doors to the rear garden, additional window to patio area. Wood flooring. Radiator. Door to kitchen and breakfast room.

#### KITCHEN/BREAKFAST ROOM

15' 7" x 10' 9" (4.77m x 3.28m)

With units and worktop to one side. Inset stainless steel sink with side drainer. Space for slot in cooker. Space for fridge freezer. Matching range of eye level wall cupboards. Space for family breakfast table. Tiled flooring. Radiator. Door to rear lobby.

#### REAR LOBBY

With door to rear garden. Plumbing for washing machine. Wall mounted 'Viessmann' gas central heating boiler.

#### FIRST FLOOR

#### LANDING

Approached via an easy rising staircase leading to the large central landing area. Window to side.





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## BEDROOM ONE

12' 0" x 11' 11" (3.67m x 3.65m)

With windows to front and side, a good sized double bedroom. Radiator.

## BEDROOM TWO

11' 11" x 10' 5" (3.64m x 3.20m)

With window to front, a second double bedroom. Radiator.

## BEDROOM THREE

11' 8" x 9' 4" (3.58m x 2.87m)

Aspect to side, a further double bedroom. Radiator.

## BEDROOM FOUR

9' 0" x 6' 8" (2.75m x 2.05m)

Aspect to rear, a good sized fourth bedroom. Fitted wardrobes to one side. Radiator.

## FAMILY BATHROOM

8' 7" x 4' 9" (2.64m x 1.47m)

Comprising low level wc, wash hand basin and panelled bath with shower above. Wall tiling to splash back areas. Obscured glass windows to side.

## OUTSIDE

### REAR GARDEN

An excellent sized and delightful rear garden enjoying a paved patio leading onto a sizeable area of lawn neatly bordered by hedgerow with mature trees towards rear boundary. Access to side.

### FRONT GARDEN

With large area of lawn to front with inset beds of plants and shrubs. Wall to front. Paved pathways to front door and side access to rear garden. Brick built pillars leading to the long driveway.

## GARAGE

17' 9" x 10' 11" (5.43m x 3.33m)

With up and over access door. Power and lighting. Window to side. Additional pedestrian door to rear garden.



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TOTAL FLOOR AREA : 1549 sq.ft. (143.9 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		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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