

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



GERDDI TAF
LLANDAFF



2 Gerddi Taf, Llandaff, CRF

Main Building: Total Interior Area Above Grade 1842.49 sq ft



Ground Floor



1st Floor





A beautifully presented detached family home in a lovely riverside location.

Comments by - Mr Jeff Hopkins



GERDDI TAF

LLANDAFF, CF5 2SQ - ASKING PRICE £769,000



4 Bedroom(s)



2 Bathroom(s)



1842.00 sq ft

We are pleased to offer this beautifully presented detached family home set on a small exclusive development in Llandaff. The spacious accommodation comprises impressive entrance hallway with contemporary tiled floor which runs through to the kitchen and dining area, cloaks/WC, large lounge, large sitting room, study, large kitchen fitted with quality 'Sigma 3' units and built-in appliances, open plan to dining room, laundry room with built-in appliances. Four double bedrooms, with the principal bedroom having extensive fitted wardrobes and an en-suite which has underfloor heating. Bedroom 3 also has fitted wardrobes. There are a further 2 double bedrooms and large family bathroom with bath and walk-in shower. Double glazing and Gas central heating. Outside there is a double garage with remote controlled doors and there are lovely, landscaped gardens. This is an exceptional family home in a lovely riverside location which must be viewed to be appreciated.

PROPERTY SPECIALIST

Mr Jeff Hopkins
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Valuer





Entrance hall
4.19m x 3.30m (13'9 x 10'10)

Cloaks/W.C

Study
2.36m x 2.77m (7'9 x 9'1)

Lounge
4.57m x 4.27m (15'0 x 14'0)

Family room
5.08m x 3.58m (16'8 x 11'9)

Kitchen
3.53m x 3.73m (11'7 x 12'3)

Dining area
4.85m x 2.64m (15'11 x 8'8)

Utility room

First floor landing

Bedroom 1
4.60m x 4.32m (15'1 x 14'2)

En-suite shower room
2.64m x 3.63m (8'8 x 11'11)

Bedroom 2
3.76m x 4.32m (12'4 x 14'2)

Bedroom 3
3.68m x 3.63m (12'1 x 11'11)

Bedroom 4
3.78m x 3.58m (12'5 x 11'9)

Bathroom
2.36m x 3.43m (7'9 x 11'3)

Outside
The property is set in attractive, well kept landscaped gardens.

Garage
A large double garage with remote controlled doors. Electric power and light.

Tenure
We understand the property is Freehold

Council tax
Band G

EPC rating
C

School Catchment

My English medium primary catchment area is Danescourt Primary School (year 2022-23)

My English medium secondary catchment area is Radyr Comprehensive School (year 2022-23)

My Welsh medium primary catchment area is Ysgol Pencae (year 2022-23)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2022-23)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





