

Bishops Walk

LLANDAFF, CARDIFF, CF5 2HA

GUIDE PRICE £499,950

**Hern &
Crabtree**



Bishops Walk

A traditional three bedroom double bay fronted semi-detached house placed on this popular street in Llandaff, close to Insole Court. With plenty of charm and character and well proportioned throughout, this property would make a wonderful family home.

The light and spacious accommodation briefly comprises: Entrance Hall, Lounge, Sitting Room, Dining Area, Fitted Kitchen and Cloakroom to the ground floor. To the first floor are Three Good Size Bedrooms and a family Bathroom. The property further benefits from a generous size rear garden with a workshop as well as off street parking to the front.

Bishops Walk is located a stones throw away from the ever so popular Insole Court and Llandaff High Street can be found just a short walk away. Llandaff offers a variety of independent cafés, shops and amenities including Rugby Club, Rowing Club and the historic Llandaff Cathedral. Llandaff offers excellent public transport links to Cardiff city centre via bus and rail. Be quick and book early!



Approx 1444.00 sq ft

Council Tax Band: F

Entrance Porch

Porch to the front. Double-glazed French doors. Tiled floor. Wooden traditional stain glass door into the hallway with matching windows either side.

Hall

Entered via a wooden traditional stain glass door into the hallway with matching windows either side. Obscure double-glazed window to the side. Stairs to the first floor. Wood parquet flooring. Radiator. Understairs storage cupboard.

Living Room

Double-glazed bay window to the front. Wood parquet flooring. Cast iron wood-burning stove with a stone fireplace. Radiator.

Sitting Room

Double-glazed French doors to the rear with matching windows. Cast iron wood burning stove. Wood parquet flooring. Radiator.

Dining Room

Double-glazed window to the side. Radiator. Wood parquet flooring.

Kitchen

Double-glazed window to the side. The kitchen is fitted with wall and base units with worktops over. Stainless steel sink and drainer. Space and plumbing for washing machine. tumble dryer, fridge freezer, and gas range cooker. gas stove with cooker hood over. Slate tiled floor. Part tiled wall. Doorway to a small lobby.

Lobby

Small lobby with a wooden door to the garden and doors to cloakroom.

Cloakroom

Obscure double-glazed window to the rear. W/c. Slate tiled flooring. Part tiled wall.

First Floor Landing

Stairs rise up from the entrance hall. Boxed in banister. Obscure double-glazed window to the side. Loft access hatch.

Bedroom One

Double-glazed bay window to the front. Radiator. Built-in wardrobes.

Bedroom Two

Double-glazed window to the rear. Radiator. Built-in wardrobes.

Bedroom Three

Double-glazed window to the front. Radiator.

Bathroom

Obscure double-glazed window to the rear. Bath with shower plumbed over and wash hand basin. Heated towel rail. Part tiled wall. Vinyl flooring.

Garden

Enclosed by brick wall and fencing, patio area, tiled path. cold water tap, Lawn area. Gate to the rear lane.

Outbuilding/Garage

Originally the garage with Power and light and further store rooms which offers a double garage door to the rear lane.

Front

A single driveway with brick wall, wooden gate to the side giving access to the rear garden.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Additional Information

We have been advised by the vendor that the property is Freehold.

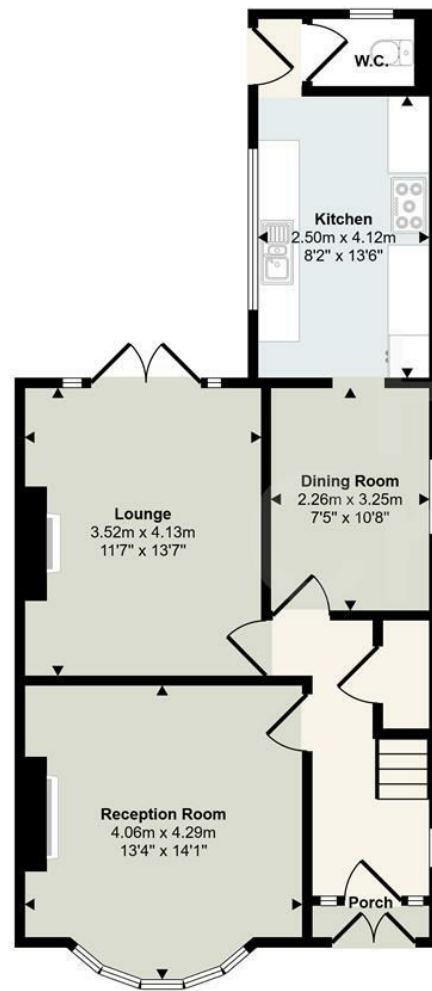
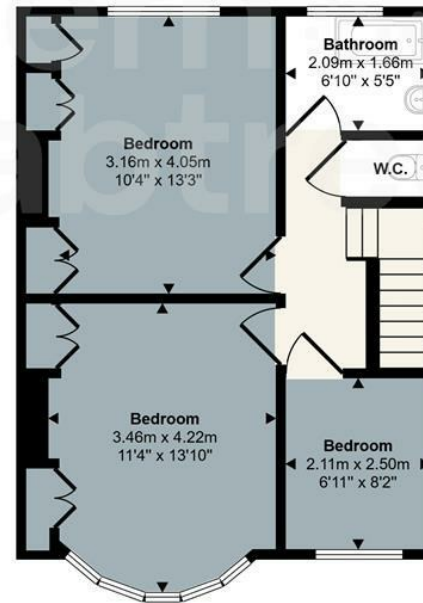
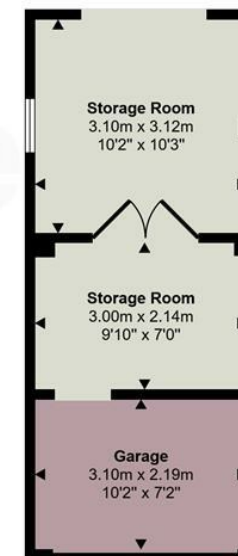
Epc - D

Council Tax - F





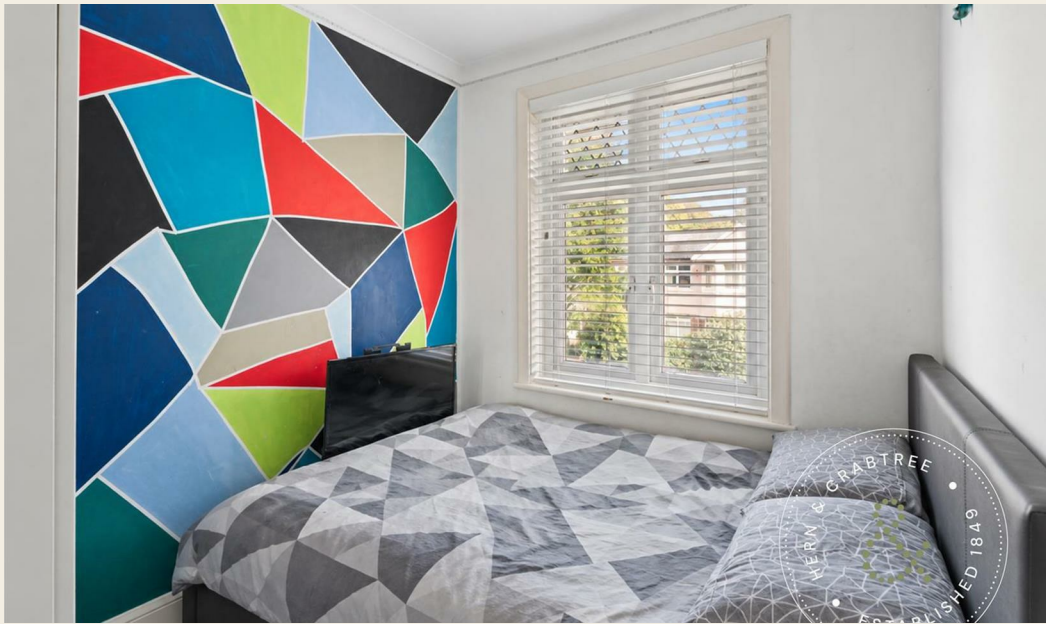
Approx Gross Internal Area
134 sq m / 1444 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		64
(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

Good old-fashioned service with a modern way of thinking.



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