

Triscombe Drive

LLANDAFF, CARDIFF, CF5 2PN

OFFERS IN EXCESS OF £600,000

**Hern &
Crabtree**



Triscombe Drive

Tucked away at the end of this quiet no-through road in the sought-after area of Llandaff, this well-appointed four-bedroom detached family home offers spacious and versatile accommodation, a good-sized rear garden, off-street parking and a single integral garage.

The generously proportioned and extended accommodation briefly comprises an entrance hall, cloakroom, spacious lounge opening into the dining room, modern fitted kitchen and separate utility room to the ground floor. To the first floor are four good-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room, along with a family bathroom.

Externally, the property enjoys a lovely private rear garden, ideal for families and outdoor entertaining, while to the front there is off-street parking for multiple vehicles in addition to the integral garage.

Triscombe Drive is ideally positioned within a peaceful cul-de-sac just off Llantrisant Road, within easy walking distance of excellent local schools, Llandaff Village, local shops and a range of amenities. The nearby train station is also just a short walk away, providing convenient access to Cardiff City Centre and beyond.



Approx 1586.00 sq ft

Council Tax Band: F

Entrance

Entered via a composite front door leading into the entrance hall.

Hallway

Stairs to the first floor with understairs cupboard, dado rail.

Cloakroom

Double obscure glazed window to the front, w.c and wash hand basin, fuse board, radiator, laminate flooring.

Living Room

Double glazed bay window to the front, radiator, coved ceiling, gas fireplace with wooden surround and marble hearth, archway to the dining room.

Dining Room

Double glazed bi fold doors to the rear, radiator, coved ceiling, dado rail, wooden floor.

Kitchen

Double glazed window to the front and the side, wall and base units with worktop over, double stainless steel sink and drainer, a five ring integrated gas hob with electric oven and oven and grill combi, wood laminate floor.

Utility

Double glazed window to the side, pvc door leads out, stainless steel sink and drainer, space and plumbing for a washing machine and a tumble dryer, radiator, boiler situated in this room.

First Floor Landing

Access to a double insulated loft, cupboard housing the hot water cylinder, dado rail, glass balustrade.

Bedroom One

Double glazed window to the front, radiator.

En Suite

Double obscure glazed window to the side, shower, w.c and wash hand basin, heated towel rail, laminate floor.

Bedroom Two

Twin double glazed window to the front, radiators.

Bedroom Three

Double glazed window to the rear, radiator, laminate flooring.

Bedroom Four

Double glazed window to the rear, radiator, built in wardrobe.

Bathroom

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, part tiled walls, heated towel rail, laminate flooring.

Garden

Enclosed by timber fencing, paved sitting area and lawn. Cold water tap, gate to the side. Flower and shrub border.

Garage

Integrated garage with up and over electric door to the front, power.

Front

Paved hardstand

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is F. EPC - C.

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.

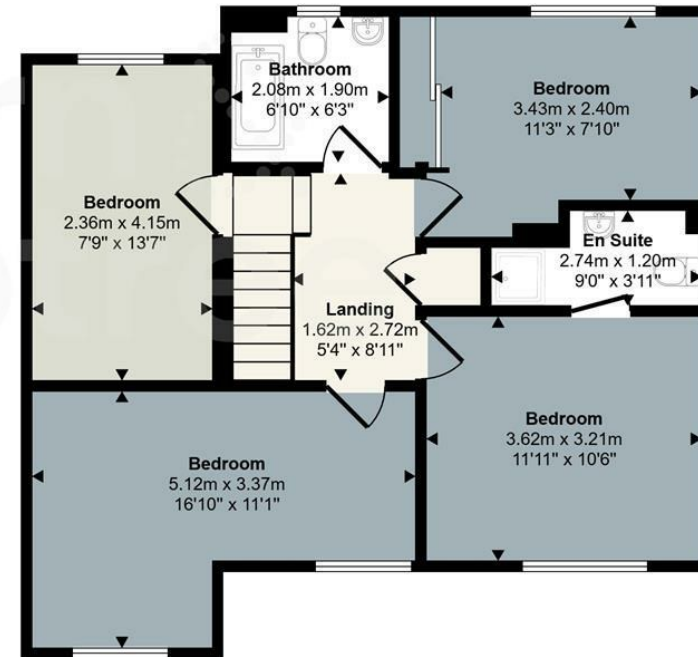
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





Approx Gross Internal Area
147 sq m / 1586 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(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



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.

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



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