



**Rookwood Avenue, Cardiff CF5 2NP**



**welcome to**

**Rookwood Avenue, Cardiff**

Extended four-bedroom double-bay family home in a quiet cul-de-sac, within walking distance of Llandaff Village. Offering open-plan modern living, driveway, garage and a landscaped rear garden. Excellent transport links and desirable school catchments.



### **Entrance Hall**

Hardwood floor, radiator, double glazed frosted window, thermostat under stairs storage and access to fuse board. Access to downstairs rooms and under stairs toilet.

### **Living Room**

12' 2" Max x 12' Max ( 3.71m Max x 3.66m Max )  
Hardwood flooring, fire place, double glazed bay window to front, electric points and internet point

### **Downstairs Toilet**

Hardwood flooring, tiled walls, heated towel rail, hand wash basin, WC.

### **Kitchen/Sitting/Dining Room**

23' 8" Max x 18' 7" Max ( 7.21m Max x 5.66m Max )  
Tiled flooring, hardwood work tops, sink and drying area, double glazed windows, wall and base units, integrated double oven, hob, extractor, spot lights, integrated coffee maker and microwave, bifolding doors to garden, radiator, log burner, radiator, integrated speakers

### **Landing**

Carpeted, spot lights, access to all upstairs rooms. double glazed window, radiator.

### **Bedroom One**

11' 11" Max x 11' 1" Max ( 3.63m Max x 3.38m Max )  
Carpeted, built in wardrobe, double glazed window to front, radiator, electric point.

### **Bedroom Two**

15' 3" Max x 6' 9" Max ( 4.65m Max x 2.06m Max )  
Tiled floor, built in wardrobe, double glazed window overlooking rear garden, radiator.

### **Bedroom Three**

9' 8" Max x 9' 6" Max ( 2.95m Max x 2.90m Max )  
Radiator, carpeted, double glazed window to rear, built in storage, electric point.

### **Bedroom Four**

9' 1" Max x 8' 4" Max ( 2.77m Max x 2.54m Max )  
Tiled floor, double glazed window to front, radiator, electric point, boiler, access to loft.

### **Bathroom**

Fully tiled, WC, double hand wash basin, bath with over head shower, heated towel rail, double glazed privacy window, extractor fan, spot lights.

### **Front Garden**

Driveway, grass area, wall, gates to rear garden and garage.

### **Rear Garden**

Woodstore, patio area, BBQ area, access to garage, grass area with flower beds



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**welcome to**

## **Rookwood Avenue, Cardiff**

- Traditional double-bay fronted extended family home
- Situated in a quiet cul-de-sac
- Stylish herringbone wood flooring
- South-east facing rear garden
- Within catchment of highly desirable schools

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP108005 - 0003

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