



Rookwood Avenue, Cardiff CF5 2NP

allen & harris

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



check out more properties at allenandharris.co.uk



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



check out more properties at allenandharris.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CRP108005 - 0003

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



allenandharris.co.uk