

# Bishops Walk

LLANDAFF, CARDIFF, CF5 2HE

GUIDE PRICE £699,950

Hern &  
Crabtree



# Bishops Walk

Perfectly positioned on one of Llandaff's most desirable roads, this handsome double story extended, four-bedroom detached home occupies a superb position at the top of Bishops Walk. Offering over 1,850 sq ft of well-planned accommodation, the property effortlessly combines character, space and contemporary finishes to create an exceptional family home.

Rarely available, the property is presented to a high standard throughout and benefits from a detached double garage, generous off-road parking and flexible living spaces designed to suit modern family life.

The accommodation begins with a welcoming entrance hall leading to a cloakroom, study and a spacious lounge. At the heart of the home is a superb open-plan kitchen and dining room, providing the perfect space for everyday living and entertaining, complemented by a separate sitting/dining room and a practical utility room.

The first floor hosts three excellent-sized bedrooms, including one with a dedicated dressing area and another with an en-suite shower room. A beautifully appointed four-piece family bathroom serves the remaining bedrooms.

The second floor has been converted to create a fantastic fourth bedroom complete with its own bathroom, making it an ideal guest accommodation or a private space for a teenager.

Outside, the property enjoys an attractive front garden with ample off-road parking leading to the detached double garage, while the enclosed rear garden offers a private and tranquil setting, perfect for relaxing or entertaining during the warmer months.



**Approx 1858.00 sq ft**

#### **Entrance porch**

Tiled walls, then through a wood front door into hallway, radiator, stairs to the first floor, coved ceiling, herringbone parquet flooring.

#### **Cloakroom**

Situated under the stairs, has w.c and wash hand basin, recess light, tiled walls and tiled floor.

#### **Office**

Double glazed window to the front and the side, radiator, recess lights, herringbone parquet flooring.

#### **Living room**

Double glazed bay window to the front, radiators, coved ceiling, fireplace with metal surround and slate hearth, herringbone parquet flooring.

#### **Dining Room**

Double glazed patio doors lead to the garden, radiator, coved ceiling, herringbone parquet flooring.

#### **Second Reception Room**

Double glazed windows, radiators, coved ceiling, built in cupboards, herringbone parquet flooring.

#### **Kitchen**

Double glazed windows to the rear, a pvc door to the side, kitchen fitted with a range of wall and base units with worktop over, a ceramic sink, a four ring gas hob, electric double oven and grill combi, integrated fridge and integrated freezer, integrated dishwasher, coved ceiling, tiled floor.

#### **Utility**

Double obscure glazed window to the side, boiler situated in this room, wall and base units with worktop over, stainless steel sink and drainer, space for washing machine and space for a tumble dryer, further storage cupboard, tiled floor.

#### **First Floor Landing**

Stairs rise up from the hall, coved ceiling, stairs to the second floor.

#### **Bedroom One**

Double glazed bay window to the front and additional double glazed window to the front, radiator, coved ceiling, built in wardrobes.

#### **Bedroom Two**

Double glazed window to the rear, radiator, coved ceiling.

#### **Bathroom**

Double obscure glazed window to the rear, shower, bath, w.c and wash hand basin, heated towel rail, recess lights, tiled walls and tiled floor.

#### **Bedroom Three**

Double glazed window to the front, radiator, recess lights.

#### **En Suite**

Double glazed window to the rear, bath with Triton power shower, w.c and wash hand basin, heated towel rail, recess lights, laminate flooring.

#### **Second Floor Landing**

Stairs rise up from the first floor landing, double glazed skylight.

#### **Bedroom Four**

Double glazed skylights to the rear, radiators, eaves storage, recess lights.

#### **En Suite**

Double glazed skylight to the side, bath, w.c and wash hand basin, radiator, laminate flooring.

#### **Garden**

Enclosed by hedges, paved patio area, steps down to a lawn, cold water tap, access to garage.

#### **Garage**

A double garage with up and over door to the front, power.

#### **Front**

Hedge surround, pedestrian gate and double drive gate, paved path to the front door, gravel area, doors to the side lead to the rear.

#### **Tenure and additional information**

We have been advised by the seller that the property is freehold and the council tax band is TBC

**Council Tax Band: G**

#### **Disclaimer**

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy. 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.





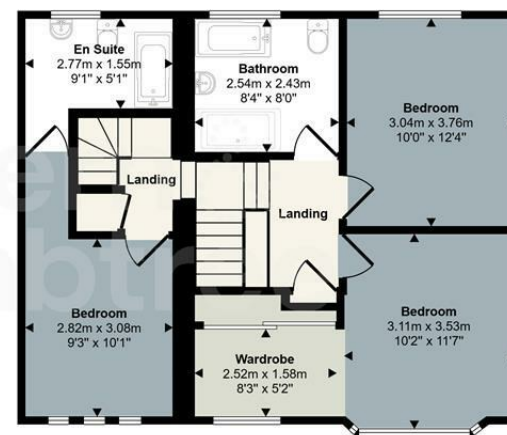
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 62      | 69                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



Approx Gross Internal Area  
173 sq m / 1858 sq ft



Ground Floor  
Approx 79 sq m / 847 sq ft



First Floor  
Approx 65 sq m / 696 sq ft



Second Floor  
Approx 29 sq m / 316 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.

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