



Rookwood Close, Cardiff CF5 2NR

welcome to

Rookwood Close, Cardiff

A well-presented four-bedroom semi-detached home set within a sought-after Llandaff cul-de-sac, offering spacious and versatile living including a bright lounge, separate dining room, fitted kitchen, garage and well-kept gardens—perfect for family living in a highly desirable location.



Entrance Hall

Sleek built-in storage beneath the staircase.

Downstairs Toilet

Mirrored cabinet above the sink, slimline radiator, compact sink and WC, checked tile floor, frosted window.

Lounge

14' 4" Max x 11' 11" Max (4.37m Max x 3.63m Max)
Herringbone wood floors, classic fireplace, front window, one radiator, five sockets.

Dining Room

12' 4" Max x 9' 11" Max (3.76m Max x 3.02m Max)
Herringbone wood flooring, patio doors opening to the garden, a glazed internal wall to the living room, and a single radiator.

Kitchen

12' 10" Max x 11' 11" Max (3.91m Max x 3.63m Max)
Electric hob with extractor, double stainless-steel sink and built-in double oven, rear window overlooking the garden, direct garden access via exterior door, tiled flooring, breakfast bar, and granite worktops.

Landing

Carpeted landing with loft access, built-in storage above the stairs, frosted hallway window, and a wall-mounted thermostat for underfloor heating.

Bedroom One

12' 2" Max x 11' 11" Max (3.71m Max x 3.63m Max)
Laminate flooring, front-facing windows overlooking the garden and Rookwood Close, a single radiator, and a ceiling-mounted light.

Bedroom Two

10' 9" Max x 11' 11" Max (3.28m Max x 3.63m Max)
Laminate flooring, front-facing windows overlooking the garden and Rookwood Close, a built-in wardrobe, single radiator, and a ceiling-mounted light.

Bedroom Three

11' 11" Max x 9' 2" Max (3.63m Max x 2.79m Max)
Wooden flooring, built-in wardrobes, a window overlooking the tree-lined garden, and a single radiator.

Bedroom Four

8' 9" Max x 5' 10" Max (2.67m Max x 1.78m Max)
Wooden flooring, a window overlooking the garden, a single radiator, and a ceiling-mounted light.

Bathroom

6' 11" Max x 6' 9" Max (2.11m Max x 2.06m Max)
Underfloor heating, frosted privacy window, bath with overhead shower and glass screen, modern sink and WC, heated towel rail, matching floor-to-ceiling tiles, and recessed spotlights.

Front Garden

Driveway with a grassed frontage and mature hedge.

Rear Garden

Access to the garage, a tree-lined rear boundary providing privacy, and a wooden patio area.



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Rookwood Close, Cardiff

- Sought-after cul-de-sac position in Llandaff
- Generous four-bedroom family accommodation
- Spacious lounge and separate dining room
- Garage with well-maintained front and rear gardens
- Well-presented throughout with gas central heating

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108193 - 0011

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