



**Guide Price £1,150,000**  
Greenwood Road | Cardiff | CF5 2QD

**Hern & Crabtree**

No Chain. Quite simply stunning and a rare find. An exceptional detached residence that has been completely transformed throughout, creating modern and spacious living. With an imposing two storey annex, doubling the footprint, offering flexibility and versatility, this immaculate home would be perfect for a growing family or anyone looking to benefit from an annex.

Boasting over 3,000 square foot, set over two storeys and ready for the next occupier to move straight in, the accommodation briefly comprises: Entrance Hall, Three Spacious Reception Rooms, an L Shaped Open Plan Kitchen/Diner and Utility Area to the ground floor. To the first floor are Six Bedrooms with a Large Four Piece En-Suite Bathroom To the Main Bedroom, a Family Bathroom and a Shower Room. The Property further benefits from a wonderful, landscaped rear garden that is bordered with mature flowers and trees as well as offering excellent off street parking for multiple vehicles along with a single garage.

Greenwood Road is a highly desirable street located within a short stroll of Llandaff village that offers a variety of local shops, independent cafés and reputable restaurants and amenities. There are excellent public transport links within close proximity to the house via bus and rail, both offering direct services to Cardiff city centre. There are a good selection of schools nearby including both private schools of Llandaff Cathedral School and Howells. There are further reputable Welsh and English primary and secondary schools located nearby including the notable Bishop Of Llandaff School. Internal viewings are highly recommended for this fantastic home to be fully appreciated.

## Entrance

Entered via a double-glazed composite front door with an obscure double glazed window to the front, stairs to the first floor with understairs recess, built-in storage cupboard, radiator, dado rail, engineered wood flooring.

## Cloakroom

Double obscure glazed window to the rear, w.c and wash hand basin, radiator, slate tiled floor.

## Lounge 17'7 max x 13'10 max

Double glazed window to the front and side, cast iron wood burning stove set into the chimney breast with a slate hearth and plate rail over, radiators, engineered wood flooring, French doors open into a music room.

## Music Room 14'7 x 8'

Double glazed French doors leading out to the rear garden with windows on either side, radiator, engineered wood flooring.

## Sitting Room 11'6 x 12'11

Double glazed window to the front, radiator, engineered wood floor.

## Kitchen 12'10 max x 11'5 max

An L shaped room with double glazed window to the rear garden, wall and base units with worktop over, a four-ring gas hob with cooker hood above and integrated twin Neff ovens, twin stainless steel sink and drainer, plumbing for dishwasher, space for a fridge/freezer, lighting on wall units, radiator, breakfast bar, slate tiled flooring.

## Dining Room 10'2 x 17'9

Double glazed French doors leading out to the rear garden and double glazed window to the front, radiator, slate tiled flooring, glazed door to inner hallway.

## Inner Hallway

A Z shaped with built in cupboard, double glazed windows to the rear and double glazed obscure door leading out to the garden, radiator, engineered wood flooring, stairs to the annex on the first floor, doors to cloakroom, bedroom seven/reception room and to utility.

## Utility Room 5'1 x 5'10

Double obscure glazed window to the rear, wall and base units with worktop over, stainless steel sink and drainer, plumbing for a washing machine and space for

condensing tumble dryer, Vaillant gas boiler which serves one part of the property, tiled floor.

## Reception Room/Bedroom 9'1 x 12'4

Double glazed window to the front, radiator, engineered wood flooring.

## Annex Downstairs Cloakroom

Double obscure glazed window to the rear, w.c and wash hand basin, radiator, tiled floor.

## First Floor Annex

Stairs rise up from the inner hall to part of the annex which is separated from the main house.

## Annex First Floor Reception Landing

### 12'3 x 11'6

Double glazed windows to the front,





access to loft space, radiator, built in cupboard with Baxi gas boiler which serves the entire annex.

#### Annex Bedroom One 9'9 x 17'11

Double glazed skylight window to the rear and double glazed window to the front, radiator.

#### Annex Inner Landing

Door from the reception landing with built in storage cupboard, door to annex bedroom two and the shower room.

#### Annex Bedroom Two 10'2 x 17'11

Double glazed skylight window to the rear and double glazed window to the front, radiator.

#### Annex Shower Room

Double glazed skylight window to the rear, double shower enclosure with plumbed

shower, w.c and wash hand basin, radiator, light up vanity mirror, extractor fan, tiled walls and floor.

#### Main House First Floor

Stairs rise up from the entrance hall with wooden handrail and spindles, dado rail, double glazed window to the front, built in linen cupboard, radiator, loft access.

#### Bedroom One 13'11 x 14'3

Double glazed window to the front and side, radiator, fitted wardrobes, door to en suite.

#### En Suite 11'4 x 6'11

Double obscure glazed window to the side and rear, a four piece suite comprising, corner shower quadrant with plumbed shower, bath with central mixer tap, w.c and vanity wash hand basin, light up vanity mirror, heated towel rail, extractor fan and radiator, tiled walls and floor.



#### Bedroom Two 13'2 max x 13'2 max

Double glazed window to the rear, radiator, recess for wardrobe.

#### Bedroom Three 9'10 max x 12'11 max

Double glazed window to the front, radiator.

#### Bedroom Four 11'4 max x 7'6 max

Double glazed window to the rear, radiator.

#### Bathroom 6'3 max x 11'4 max

Double obscure glazed window to the rear, a four piece suite comprising, shower quadrant with plumbed shower, bath, w.c and vanity wash hand basin, light up mirror, heated towel rail, extractor fan and radiator, tiled walls and floor.

#### Rear Garden

A landscaped garden, mature tall evergreen hedges, lawn area, brick retaining wall, large sandstone patio, flower

borders, mature trees, outside light and cold water tap, timber framed storage shed, access to the main house via the music room and dining room and separate access to inner hall/annexe if desired, gate which leads to the front.

#### Garage 9'10 max x 17'8 max not the door width

A single garage with up and over door to the front, pedestrian door, power and light. The measurements do not take into account the door width.

#### Front

A keyblock driveway for several vehicles, lawn, mature hedges, flowers, mature trees and shrubs, central path to the front door.

#### Tenure and Additional Information

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





FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1 135.5 m<sup>2</sup> (1,459 sq.ft.) FLOOR 2 133.0 m<sup>2</sup> (1,432 sq.ft.)  
EXCLUDED AREAS : GARAGE 17.5 m<sup>2</sup> (189 sq.ft.)  
TOTAL : 268.6 m<sup>2</sup> (2,891 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 2

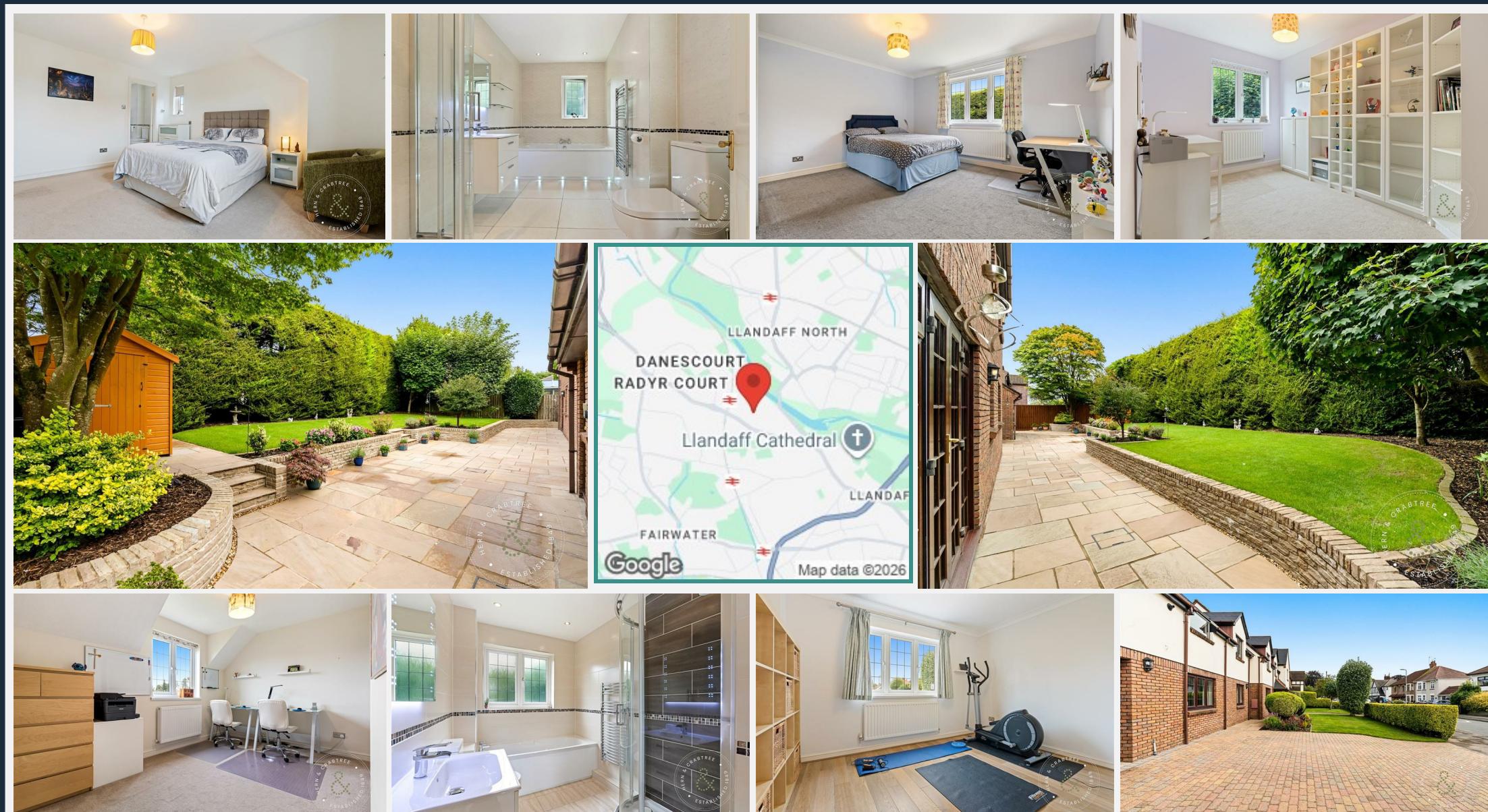


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<span style="background-color: green; color: white; padding: 2px 5px;">A</span>		
(81-91)	<span style="background-color: lightgreen; color: green; padding: 2px 5px;">B</span>		
(69-80)	<span style="background-color: yellow; color: orange; padding: 2px 5px;">C</span>		
(55-68)	<span style="background-color: orange; color: yellow; padding: 2px 5px;">D</span>		
(39-54)	<span style="background-color: yellow; color: orange; padding: 2px 5px;">E</span>		
(21-38)	<span style="background-color: orange; color: red; padding: 2px 5px;">F</span>		
(1-20)	<span style="background-color: red; color: white; padding: 2px 5px;">G</span>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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