



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, fitted kitchen, separate dining room, 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.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

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

offers over

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108193 - 0018

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