

# Vishwell Road

CARDIFF, CF5 1GE

**OFFERS IN EXCESS OF £450,000**

**Hern &  
Crabtree**





# Vishwell Road

An exceptional opportunity to acquire this beautifully extended three-bedroom mid-terrace home with a converted loft room, perfectly positioned in the highly desirable Llandaff area, just a short walk from Llandaff Fields and the vibrant cafés, restaurants, and bars of Pontcanna.

Thoughtfully extended and significantly improved by the current owners, the property blends period charm with contemporary comfort. The welcoming entrance hall features original parquet flooring and leads to a stylish downstairs shower room. To the front is a cosy lounge/snug, opening into a spacious sitting room with seamless flow through to the impressive open-plan kitchen/diner. French doors connect the kitchen to the south-facing rear garden, creating a superb space for everyday living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. Stairs then rise to a converted loft room, providing valuable additional space ideal for a home office or playroom.

Outside, the generous, well-stocked south-facing garden provides a peaceful retreat with lane access to the rear. Street parking is available to the front.

Vishwell Road is ideally situated between Llandaff, Victoria Park, and Canton, placing a wide range of amenities, independent shops, cafés, and some of the city's most acclaimed restaurants within easy reach. Excellent public transport links and convenient access to the M4 via the A48 make this a superbly connected location.



**1398.00 sq ft**

### **Entrance**

Entered via a wood double glazed glassed panel front door, stairs to the first floor with understairs storage, coved ceiling, radiator, utility meters, herringbone parquet flooring.

### **Shower Room**

Fitted with w.c and walk in shower, heated towel rail, tiled walls and floor with underfloor heating, space for tumble dryer and washing machine.

### **Living room**

Double glazed window to the front, radiator, coved ceiling, wooden floor.

### **Sitting Room**

Coved ceiling, radiator, wooden floor, wood burner on a slate hearth and wood surround, built in shelving and cupboards, square arch to the living room and open to kitchen.

### **Kitchen/Dining Room**

Double glazed window and double glazed patio doors to the rear, three skylight windows, wall and base units with granite worktop over, Range master, stainless steel sink with draining grooves, space for American style fridge.

### **First Floor Landing**

Coved ceiling, stairs to the upper floor.

### **Bedroom One**

Double glazed window to the front, radiator, picture rail, wooden floor.

### **Bedroom Two**

Double glazed window to the rear, radiator, built in cupboard housing gas combination boiler, built in shelving, wooden floor.

### **Bedroom Three**

Double glazed window to the front, radiator, coved ceiling, wooden floor.

### **Bathroom**

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

### **Loft Room**

Two double glazed skylight windows to the rear, radiator, eaves storage.

### **Rear Garden**

Enclosed by timber fencing and breezeblock wall, paved sitting area, storage shed with electric, cold water tap, door to the rear lane which is gated.

### **Front**

Small paved area, bike storage, pedestrian gate.

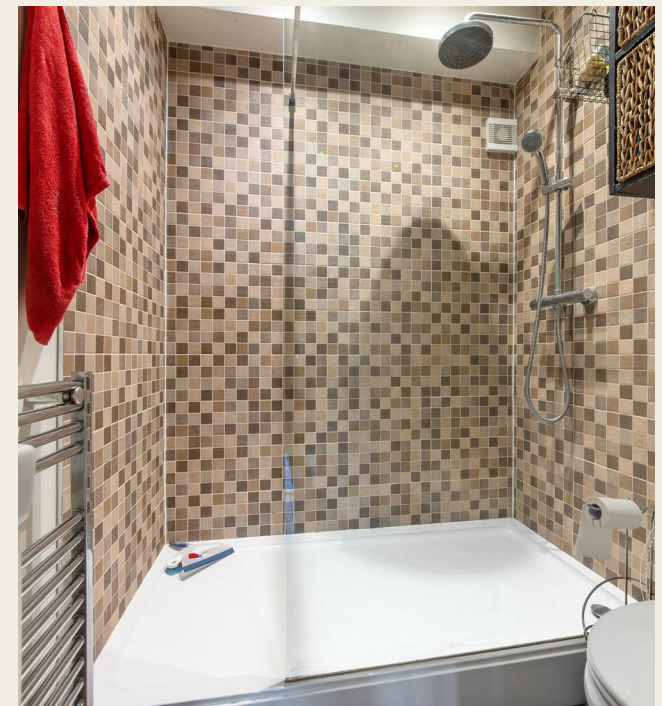
### **Tenure and additional Information**

We have been advised by the seller that the property is freehold.  
EPC - D

### **Disclaimer**

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

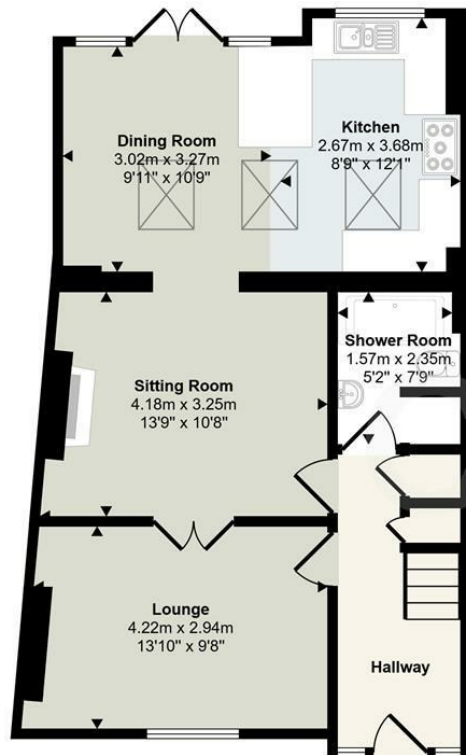
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







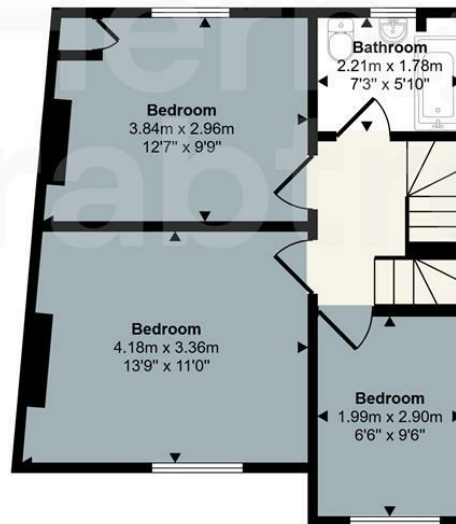




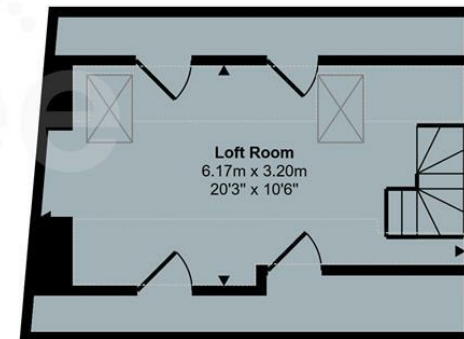
Ground Floor  
Approx 61 sq m / 653 sq ft

Denotes head height below 1.5m

Approx Gross Internal Area  
130 sq m / 1398 sq ft



First Floor  
Approx 41 sq m / 444 sq ft



Second Floor  
Approx 28 sq m / 301 sq ft

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		
England & Wales		EU Directive 2002/91/EC

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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