

# Llantrisant Road

LLANDAFF, CARDIFF, CF5 2PX

**OFFERS IN EXCESS OF £575,000**

**Hern &  
Crabtree**



# Llantrisant Road

An immaculately presented, extended four double bedroom semi-detached family home with a converted loft room, perfectly situated in Llandaff.

This stylish yet welcoming property has been thoughtfully renovated by the current owners to create a bright and spacious living environment. The heart of the home is the impressive open-plan kitchen/dining/living area, featuring large bi-fold doors that seamlessly connect the interior to a generous rear garden, flooding the space with natural light.

The ground floor accommodation briefly comprises an entrance hall, cloakroom, lounge, additional sitting area/study, expansive open-plan kitchen/diner/living space, and a utility room. To the first floor are four well-proportioned double bedrooms, including a principal bedroom with en-suite, along with a contemporary four-piece family bathroom. Furthermore, there are stairs that lead into a wonderful converted loft that could be a play room or cinema room.

Externally, the property benefits from off-street parking for multiple vehicles and a substantial enclosed rear garden, perfect for family living and entertaining.

Located on Llantrisant Road, the property is within easy reach of Llandaff Village, offering a range of local shops, cafés, and amenities. It also falls within excellent primary and secondary school catchment areas, all within walking distance. Convenient public transport links provide easy access to Cardiff City Centre, making it ideal for commuters.

Early internal viewing is highly recommended to fully appreciate all that this exceptional home has to offer.



# 1776.00 sq ft

## Entrance

Entered via double glazed composite front door with double glazed window and double obscure glazed windows either side and additional feature window to the front, stairs to the first floor with understairs storage, coved ceiling, radiator, concealed meter cupboard housing the utility meters, wood parquet flooring.

## Cloakroom

Fitted with w.c and wash hand basin, radiator, vinyl flooring.

## Lounge

Double glazed pvc bay window to the front, coved ceiling, ceiling rose, cast iron wood burning stove with slate hearth, wooden mantle and exposed brick chimney breast, radiator, wood parquet flooring.

## Sitting Room/Study

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

## Kitchen/Diner/Family Room

Double glazed windows to the rear, double glazed bi folding doors leading out to the rear garden, kitchen is fitted with a range of wall and base units with under lights and wood work tops, breakfast bar, Belfast style ceramic sink with pull down chefs mixer tap and draining grooves, integrated full length dishwasher, space for large range cooker, fitted range cooker hood above, integrated fridge/freezer, laminate flooring, part exposed brick chimney breast and slate hearth, fitted shelving to recess, coved ceiling, radiator, wood laminate flooring, space for dining table and chairs, door to:

## Utility Room

Double glazed window to the side, wall and base units, plumbing for washing machine, space for condensing tumble dryer, Baxi combination boiler, radiator, extractor fan, wood laminate flooring.

## Landing

Stairs rising from entrance hall with wooden handrail, airing cupboard. Tongue and groove half rise panelling. Door to loft conversion (Bedroom five)

## Bedroom One

Double glazed pvc bay window to the front, radiator, coved ceiling, fitted mirrored wardrobes. Half rise panelled wall.

## En Suite

Double glazed window to the rear, large walk in shower with plumbed shower and separate shower head attachment and glass screen, vanity wash hand basin with mixer tap and w.c, chrome heated towel rail, extractor fan, spotlights, tiled walls and tiled flooring.

## Bedroom Two

Double glazed window to the front, radiator, spotlights. Fitted mirrored wardrobes. Part panelled wall.

## Bedroom Three

Double glazed window to the rear, radiator, coved ceiling, fitted mirrored sliding wardrobes.

## Bedroom Four

Double glazed window to the front, radiator.

## Bathroom

Double obscure glazed window to the rear, corner cubicle with plumbed shower and separate shower head attachment, bath with central mixer tap, w.c and wash hand basin, shaver point, extractor fan, spotlights, tiled walls and floor with underfloor heating. ( vendor to confirm this)

## Loft Room

Double glazed sky light windows to the rear, electric heating and storage into the eaves.

## Rear Garden

Large enclosed rear garden with brick walls and timber fencing, landscaped into three areas, stone paved patio with glass veranda offering covered sitting area, steps to large lawn and further patio, plumbing for outside tap, outside electric points.

## Front

Paved driveway for two to three vehicles, outside light. Steps leading up to the front door.

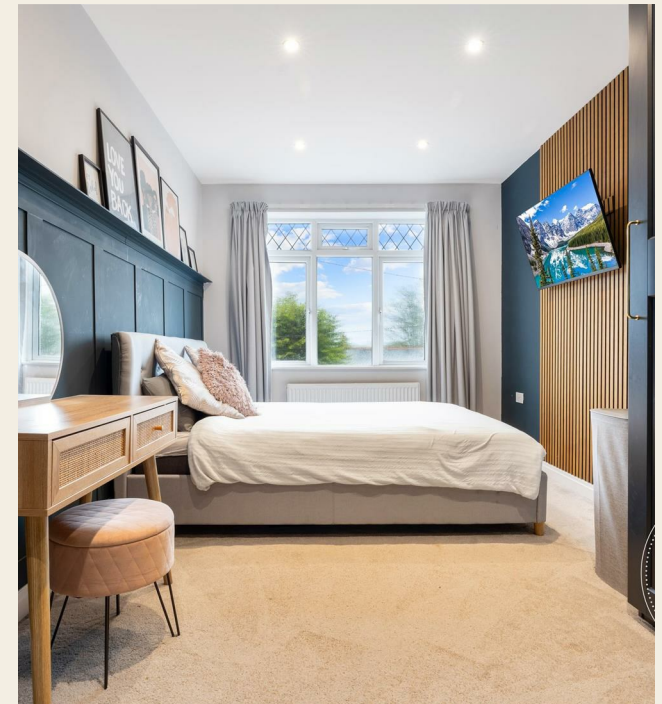
## Tenure and additional information

We have been advised by the seller that the property is freehold. Council Tax band is F.

## 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.

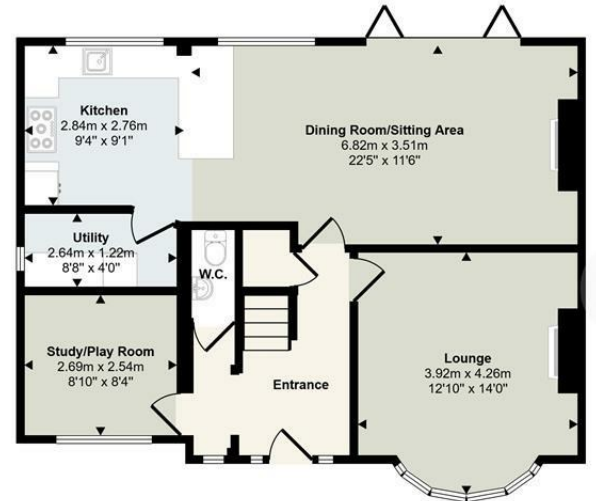




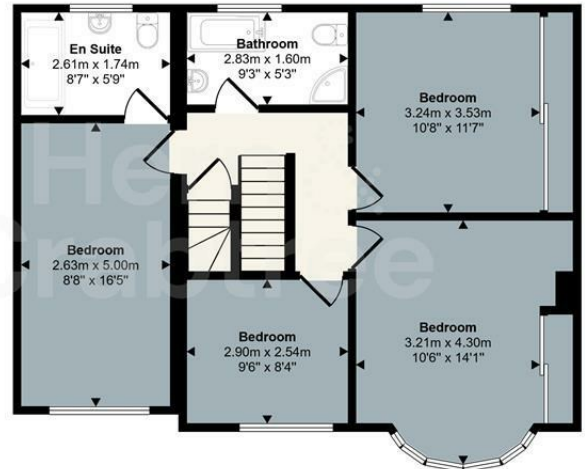
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



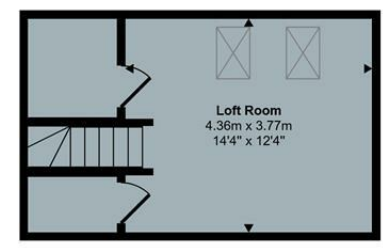
Approx Gross Internal Area  
165 sq m / 1776 sq ft



Ground Floor  
Approx 71 sq m / 762 sq ft



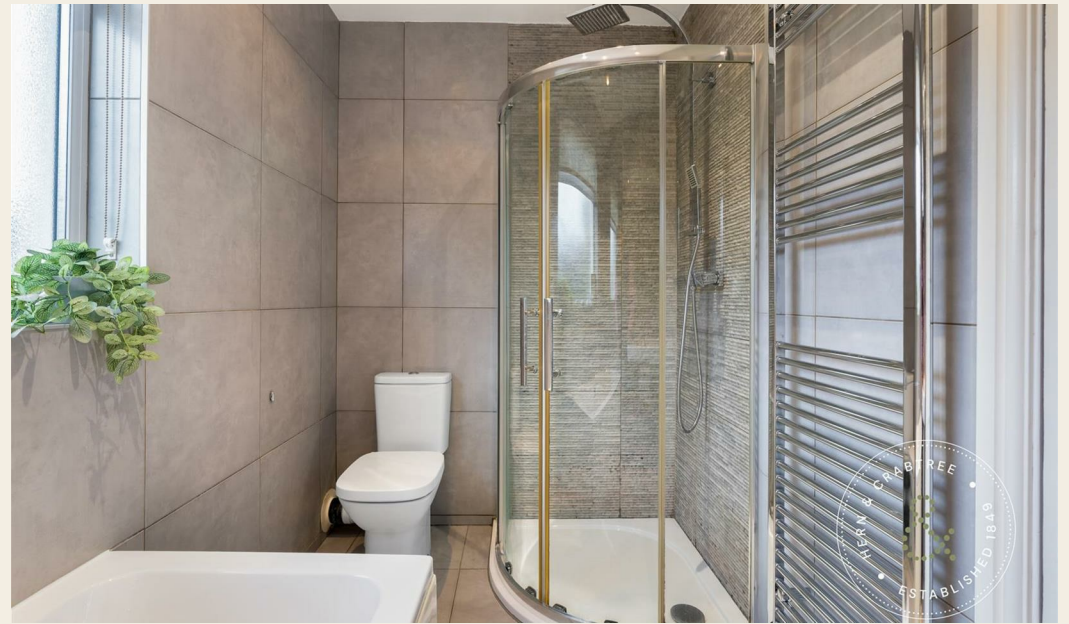
First Floor  
Approx 71 sq m / 766 sq ft



Second Floor  
Approx 23 sq m / 247 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.

Good old-fashioned service with a modern way of thinking.



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