

# West Orchard Crescent

LLANDAFF, CARDIFF, CF5 1AR

GUIDE PRICE £575,000

Hern & Crabtree



HERN & CRABTREE  
ESTABLISHED 1849

# West Orchard Crescent

No Onward Chain! This pristine, traditional four-bedroom semi-detached home is nestled on the sought-after West Orchard Crescent in Llandaff. Owned by the same family for almost 60 years, this property has been lovingly cared for and offers an excellent opportunity to modernise and make it your own.

The ground floor features a welcoming entrance hall, a bright and airy living room at the front, and a sitting room to the rear with sliding patio doors opening to the lovely garden. A dining room opens up into a fitted kitchen and also provides access to the rear garden. Upstairs, you'll find four generously sized bedrooms, and a bathroom with a separate W.C. Externally, the property boasts a front garden, a driveway leading to a single garage, plus side gate access to the fantastic size, sunny aspect rear garden.

This well-loved home is full of potential and ready for its next chapter—don't miss this fantastic opportunity to add your personal touch!

Living in Llandaff offers the perfect blend of history, charm, and modern convenience. This picturesque and sought-after suburb is steeped in heritage, with the stunning Llandaff Cathedral at its heart, surrounded by quaint streets and green spaces that provide a peaceful village-like atmosphere. Llandaff boasts an array of local amenities, including independent shops, cosy cafés, and welcoming pubs, making it a vibrant yet tranquil place to call home. Its proximity to Cardiff city centre—just a short drive or bus ride away—means you can enjoy all the amenities of a bustling capital while returning to the serenity of this charming community.



**1378.00 sq ft**

#### **Entrance Porch**

Entered via front door into porch with tiled floor.

#### **Hall**

Entered via wood front door, radiator, coved ceiling stairs to the first floor with understairs storage.

#### **Living Room**

Double glazed bay window to the front, coved ceiling, picture rail, gas fireplace with tiled surround.

#### **Dining Room**

Double glazed sliding patio door to the rear, radiator, picture rail, gas fireplace with wooden surround.

#### **Kitchen/Dining Room**

Double glazed window to the side, fitted with wall and base units with worktop over, space for appliance, space for cooker, stainless steel sink and drainer,

Dining Area Double glazed window to the side, radiator, picture rail, dado rail, gas fireplace.

#### **First Floor Landing**

Stairs rise up from the hall, access to loft space, stained glass window to the side.

#### **Bedroom One**

Double glazed bay window to the front, radiator, picture rail.

#### **Bedroom Two**

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

#### **Bedroom Three**

Double glazed window to the rear, radiator, picture rail, built in wardrobe.

#### **Bedroom Four**

Double glazed window to the rear, radiator, picture rail, built in cupboard.

#### **Bathroom**

Double obscure glazed window to the side, bath, with mixer tap and shower attachment, wash hand basin, radiator, built in cupboard housing the boiler, tiled walls.

#### **Separate W.C**

Double obscure glazed window to the side, w.c, tiled walls.

#### **Rear Garden**

Enclosed by brick wall and fencing, hedge to the rear, paved area, steps down to lawn area.

#### **Side**

Driveway to the side leads to the garage.

#### **Front**

Low rise wall with gravel area.

#### **Garage**

A detached garage with up and over door to the front, power.

#### **Tenure**

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

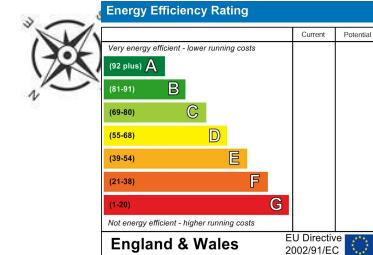
#### **Disclaimer**

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.







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

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.

