

Llandennis Avenue

CYNCOED, CARDIFF, CF23 6JG

GUIDE PRICE £1,300,000

**Hern &
Crabtree**



Llandennis Avenue

Nestled in the prestigious and highly sought-after locale of Llandennis Avenue, Cyncoed, this stunning family home seamlessly combines elegance, comfort, and convenience. Ideally located within walking distance of local shops, parks, coffee shops, and essential amenities, this exceptional property is also a stone's throw from Rhydypennau Primary and Cardiff High School, making it the perfect setting for family living.

Upon entering, a grand and inviting entrance hall sets the tone for the home, leading to an expansive dual-aspect living room that is both bright and airy. The ground floor further offers a refined sitting room, formal dining room, spacious kitchen/breakfast room, cloakroom, laundry room, and additional store room for added practicality. Upstairs, a spacious landing leads to four generously sized double bedrooms, including a luxurious master suite with its own en-suite bathroom. A beautifully appointed family bathroom completes this floor, offering a tranquil retreat for all. The property is being sold with planning permission to extend the property to 3,659 sq.ft offering further potential.

Externally, the property boasts meticulously landscaped front and rear gardens, creating an idyllic space for alfresco dining and entertaining. A large driveway to the side provides ample parking for multiple vehicles, ensuring both ease and convenience. The expansive grounds also feature a large plot of land, offering endless possibilities for future development, gardening, or recreation. Whether you're looking to expand the property, build additional structures, or simply enjoy the space, this generous plot enhances the overall appeal of the home. This impeccable home offers an unparalleled standard of living in one of Cardiff's most desirable neighbourhoods.

- Beautiful detached home
- Highly desirable location and large plot
- Planning permission granted for extension
- Landscaped front and rear gardens
- EPC - D
- Four double bedrooms
- Cardiff High School catchment
- Large gated driveway for multiple vehicles
- Bus links close by
- Council Tax Band - I



2468.00 sq ft

Entrance Porch

4'10 x 4'1
Enclosed porch entered via a wood door.
Door to entrance hall.

Hallway

Large entrance hall with original art deco style double glazed windows to the front. Coved ceiling, radiator. Wood parquet flooring (refurbished throughout), stairs to the first floor. Doors to:

Living Room

14'1 x 25'9
Wood parquet flooring. Coved ceiling, picture rail, original style double glazed bay window to the front, double glazed bi-fold doors to the rear. Wood burning stove with sandstone surround and slate hearth.

Cloakroom

7'1 x 5'11 max
WC, wash hand basin. Wood parquet flooring, double obscure glazed window to the rear.

Sitting Room

14'9 x 16'1
Double glazed bay window to the front. Coved ceiling, picture rail. Radiators, two zone heating. Fireplace with log burning stove, marble surround and hearth.

Dining Room

12'1 x 18'9
Double glazed window to the side, double glazed window to the rear, radiator, wood parquet flooring.

Kitchen

23'6 x 9'8
Double glazed patio doors to the rear, double glazed door to the side. Double glazed windows to the side. Fitted with matching wall and base units with complimentary work tops over, composite

sink and drainer. Integrated five ring electric induction hob with extractor over. Integrated 'Neff' oven and grill. Tiled floor.

Utility Room

9'9 x 9'3
Double glazed windows to the front, laminate work surface, stainless steel sink and drainer. Plumbing and space for washing machine and tumble dryer. Radiator. Tiled floor. Door to storage room.

Storage Room

9'7 x 9'1
Door from the utility, door to the rear garden. Double glazed window to the rear.

First Floor

Split level stairs rise up from the entrance hall.

Landing

Double glazed windows to the rear with art deco pattern. Radiator, storage cupboard, loft access hatch. Doors to:

Bedroom One

19'7 x 14'10
Double glazed window to the front, coved ceiling, picture rail, radiator. Built-in wardrobes. Door to en suite.

En suite

8'3 x 13'1
Double obscure glazed window to the rear, wood laminate flooring, radiator. WC, wash hand basin, walk-in corner shower, slipper bath. Airing cupboard housing the boiler and hot water tank.

Bedroom Two

15'5 x 14'2
Double glazed bay window to the front, radiator, coved ceiling, picture rail.

Bedroom Three

14'2 x 9'10
Double glazed window to the rear, coved ceiling, picture rail, radiator.

Bedroom Four

11'2 x 7'6
Single glazed window to the front with lead detailing. Coved ceiling, radiator.

Family Bathroom

9'8 x 9'7
Double obscure glazed window to the front. Bath, WC, wash hand basin, walk-in shower. Tiled floor, part tiled walls. Airing cupboard.

External

Front

Wooden entrance gate with paved path to the front door. Driveway to the side leading to car port providing off street parking for several vehicles.

Rear Garden

Brick paved patio sitting area, large lawn with timber fencing. Mature shrubs and hedging. Second paved sitting area. External cold water tap. Path to the side of the property.

Additional Information & Planning

We have been advised by the vendor that the property is Freehold.
The property is partially triple-glazed and what isn't is double-glazed.
FULL PLANNING - Ref. No: 22/01221/DCH - Double extension to the side elevation, Rear Extension to the kitchen and loft converted to add approx a further 125m2. / 1,345 SQFT extend to the side
EPC - D
Council Tax Band - I

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before

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Approx Gross Internal Area
229 sq m / 2468 sq ft

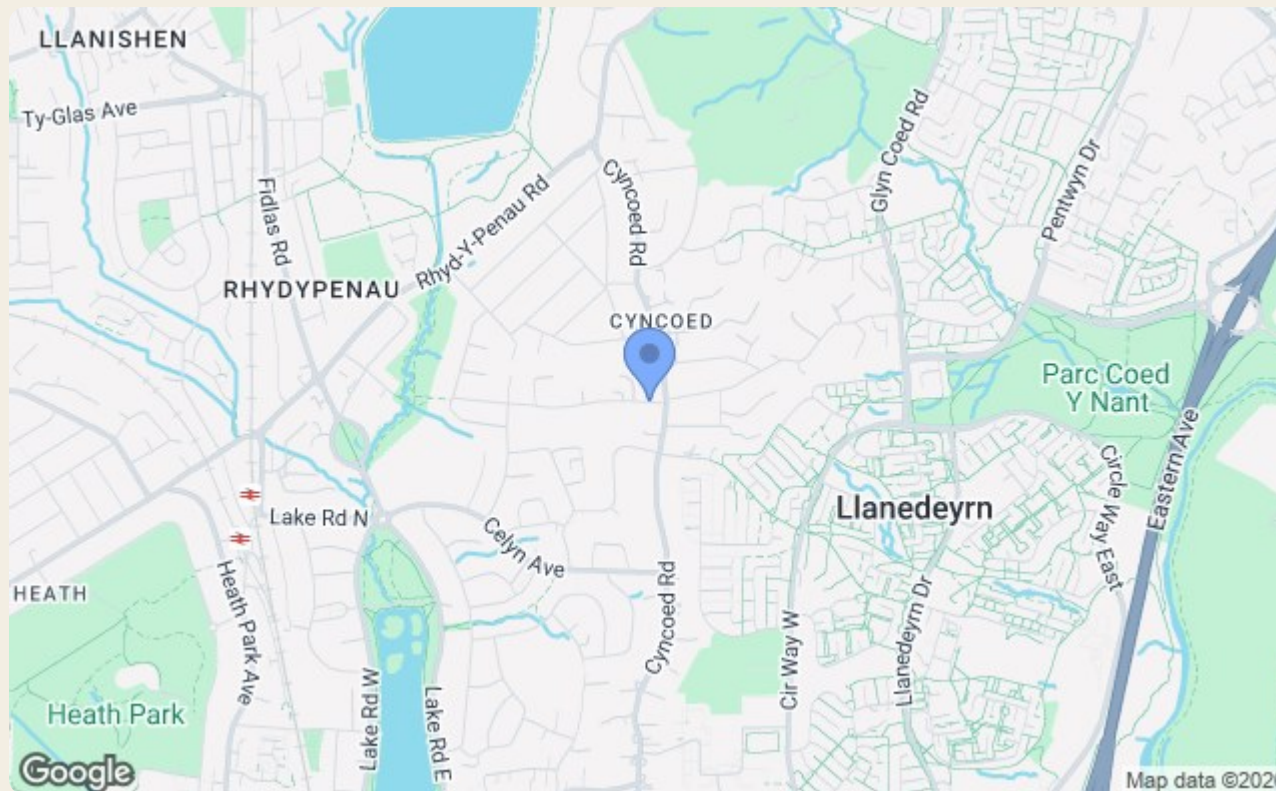


Ground Floor
Approx 134 sq m / 1440 sq ft

First Floor
Approx 96 sq m / 1028 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.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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