

# 5 River View Court

Llandaff | Cardiff | CF5 2QJ

Detached House | Offers In Excess Of £599,950



[mgy.co.uk](http://mgy.co.uk)

4 | 3 | 4 | 1

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

# PROPERTY DESCRIPTION

**\*\*IMMACULATE AND SPACIOUS TOWNHOUSE WITH RIVER VIEWS\*\*** An opportunity to acquire this spacious four bedroom family home over four floors with fantastic views of the river. The property briefly comprises hallway, utility room, wc and integral garage. To the first floor is the lounge, sun room and kitchen/diner, the second floor has three bedrooms, master with ensuite and separate shower room and the top floor has a separate double bedroom and bathroom. The property also benefits from a private rear garden and allocated parking. EPC Rating: D

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (Approx)**. 2,133 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

## LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools. The high street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station and a frequent bus service to and from the City Centre. The property is located with views over the river and access to the Taff Trail and local parks.

## ENTRANCE

Entered via steps to front door. Up and over integral garage door to side. Side access to rear of property via steps.

## HALLWAY

Entered via composite obscure double glazed door with obscure double glazed panel to side, additional uPVC double glazed window to side. Radiator. Stairs to first floor. Doors to utility room, spotlights, wc and integral garage.

## UTILITY ROOM

8' 9" x 8' 9" (max) (2.672m x 2.688m) Stainless steel sink unit with drainer, hot & cold water taps and cupboards below. Additional eye level cupboards

and storage space. Space for washing machine, tumble dryer and additional fridge/freezer.

## WC

5' 4" x 3' 7" (1.640m x 1.093m) uPVC obscure double glazed window to front. Fully tiled walls and floor. Wall mounted low level wc and wash hand basin. Radiator.

## INTEGRAL GARAGE

Up and over door. Wood batten shelves, cold water tap, electric & gas smart meter. Power and lighting.

## FIRST FLOOR

### LANDING

uPVC double glazed window to side. Radiator. Doors to lounge and kitchen/diner.

### LOUNGE

19' 10" (max) x 14' 4" (6.053m x 4.385m) Obscure glazed panels to landing. Stairs rising to second floor. TV aerial point. Wood flooring. Open to Sun Room

## SUN ROOM

17' 9" x 8' 9" (5.431m x 2.674m) uPVC double glazed windows to front, with uPVC double glazed roof and fantastic river views. Radiator. Internal window over stairs.

## KITCHEN/DINER

19' 8" (max) x 17' 6" (max) (6.004m x 5.347m) uPVC double glazed window to rear, plus uPVC double glazed patio doors to rear garden, with glazed panels to either side. Three Velux windows to rear. A modern fitted kitchen with a range of base and eye level units incorporating stainless steel sink unit with drainer and mixer tap and granite/silestone work surfaces. Space for gas Range cooker and fitted extractor hood over. Integrated dishwasher, wine cooler and microwave/cooker/grill. Space for American fridge/freezer. Kitchen Island. Fitted contemporary cooker hood with spotlights. Glass Splashback. Pullout larder & pan drawers. Spotlights. Under counter and plinth lighting. Understairs storage cupboard. Two radiators. Ceramic tiled floor. uPVC double glazed door to side, giving access to rear garden and front of property.



**SECOND FLOOR****LANDING**

uPVC double glazed window to side. Radiator. Airing cupboard housing Mega Flow hot water tank and with shelving. Doors to three bedrooms and shower room, plus door and stairs to third floor.

**MASTER BEDROOM**

15' 10" x 9' 8" (4.836m x 2.949m)

Three uPVC double glazed windows to rear. Radiator. Fitted Nolte wardrobes with hanging and shelf space. Separate storage cupboard. Door to ensuite.

**ENSUITE**

5' 6" x 6' 1" (1.698m x 1.871m)

uPVC obscure double glazed window to side. Fully tiled walls and floor. Heated towel rail. Rainfall shower. Wall mounted lighted mirror. Extractor fan & spotlights. Corner shower cubicle. Vanity unit with inset sink and cupboards below. Low level wc.

**BEDROOM TWO**

13' 4" (max) x 9' 10" (max) (4.068m x 3.011m) uPVC double glazed window to front with fantastic river

views. Fitted wardrobes. Radiator.

**BEDROOM THREE/DRESSING ROOM**

10' 6" (max) x 5' 9" (to wardrobes) (3.213m x 1.755m) uPVC double glazed window to front with fantastic river views. Fitted wardrobes, dressing table and shelving. Radiator.

**SHOWER ROOM**

5' 5" x 7' 5" (1.674m x 2.277m)

uPVC obscure double glazed window to side. Double walk in shower with rainfall shower head. Wall mounted pedestal wash hand basin and low level wc. Wall mounted mirror with lights. Fully tiled walls and floor. Extractor fan & spotlights. Heated towel radiator.

**THIRD FLOOR****LANDING**

Velux window to front. Radiator. Eaves storage cupboard housing Worcester central heating boiler. Doors to bedroom four and bathroom.

**BEDROOM FOUR**

17' 9" x 9' 6" (5.430m x 2.909m)

uPVC double glazed French doors to rear with Juliette rail, plus uPVC double glazed windows to either side. Two Velux windows. Telephone point. Radiator.

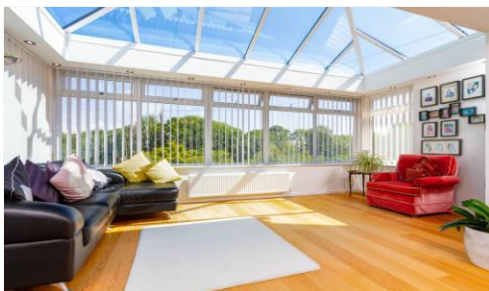
**BATHROOM**

10' 5" x 6' 0" (3.187m x 1.848m)

Velux window to front. Victoria Albert roll top bath. Low level wc. Vanity unit with inset sink. Heated towel rail.

**OUTSIDE****REAR GARDEN**

Enclosed and private rear garden, with paved patio area. Outside tap and lighting. Access to front of property via side gate and steps.



4



3



4



1







[mgy.co.uk](http://mgy.co.uk)

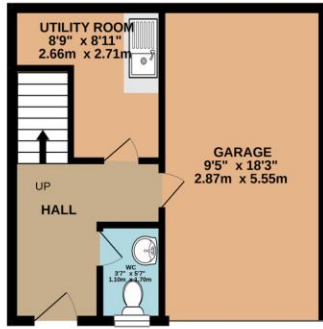
Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial



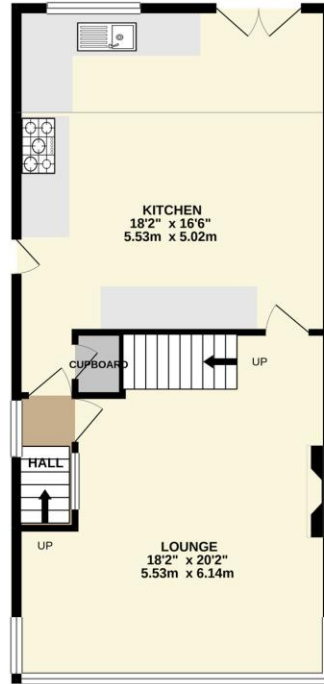


# FLOORPLANS

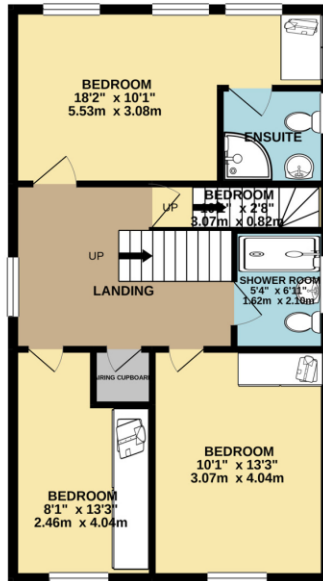
GROUND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



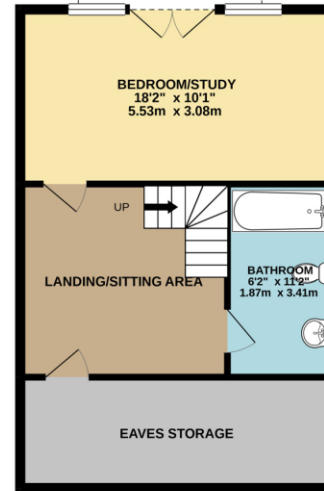
1ST FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



2ND FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



3RD FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 2133 sq.ft. (198.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	75   C
39-54	E		
21-38	F		
1-20	G		



**Radyr 029 2084 2124**  
6 Station Road, Radyr, Cardiff CF15 8AA

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd or any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.