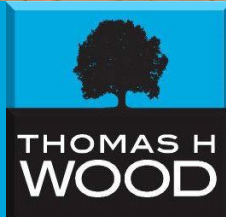




**22 Hendre Close**

Llandaff, Cardiff, CF5 2HT



**Guide Price £575,000**

5 Bedrooms



A rare and wonderful opportunity to purchase this 5 bedroom semi detached family home, ideally located in the popular village of Llandaff. Situated on Close Hendre and ideally located to Llandaff Village and The Church Of Wales Primary school. The current owners have maintained the property to a high standard and recent improvements include a new Viessmann combination boiler, modern decoration throughout plus sanded and resealed original wood block floors. The property briefly comprises; Porch to spacious hallway, lounge, dining room, kitchen/breakfast room and downstairs WC. To the first floor there are four bedrooms and a modern fitted family bathroom. Stairs lead to the master bedroom with WC and eaves storage. The property must be viewed to be appreciated and will be sold with no onward chain.

#### **ENTRANCE HALL**

via UPVC front door to porch and onto spacious entrance hallway with original wood block flooring. Doors to all rooms and stairs to 1st floor.

#### **LOUNGE**

14' 3" x 12' 0" (4.35m x 3.67m) A bright and spacious lounge overlooking the front aspect of the property with original wood block flooring, painted walls, smooth ceiling with coving, gas fire with surround and hearth.



#### **DINING ROOM**

9' 11" x 12' 10" (3.04m x 3.93m) Accessed from the lounge with original wood block flooring, fully glazed UPVC door and windows overlooking the rear garden. Painted walls, smooth ceiling with coving, radiator panel.

### **KITCHEN**

12' 10" x 12' 10" (3.93m x 3.93m) A well appointed kitchen with a range of wall and base units with contrasting worktops over. Integrated stainless steel 1 1/2 bowl sink with chrome mixer tap, space and plumbing for washer and dishwasher. Five ring gas range cooker with chrome extractor over. Wall mounted combination boiler radiator with TRV. UPVC door to rear garden, UPVC Windows overlooking rear garden. Breakfast bar and tiled floors.

### **BEDROOM TWO**

11' 5" x 12' 0" (3.48m x 3.67m) Overlooking the front aspect of the property with painted walls, smooth ceiling with coving, carpeted floors, radiator panel, UPVC window with fitted blind.

### **BEDROOM THREE**

11' 5" x 12' 0" (3.49m x 3.67m) Overlooking the front aspect of the property with painted walls, smooth ceiling with coving, carpeted floors, radiator panel, UPVC window with fitted blind.

### **BEDROOM FOUR**

10' 4" x 9' 6" (3.16m x 2.90m) Overlooking the rear aspect of the property with painted walls, smooth ceiling with coving, carpeted floors, radiator panel, UPVC window with fitted blinds.

### **BEDROOM FIVE**

5' 10" x 9' 6" (1.80m x 2.90m) Overlooking the rear aspect of the property with painted walls, smooth ceiling with coving, carpeted floors, radiator panel, UPVC window with fitted blinds.

### **Door and stairs to Master Bedroom 5.83m x 3.48m**

A spacious master bedroom with painted walls, smooth ceiling with coving, carpeted floors, radiator panel, Velux windows to the roofline, eaves storage and door to WC.

### **WC**

6' 7" x 4' 1" (2.03m x 1.27m) Low-level WC, pedestal wash hand basin with chrome taps, carpeted floors and painted walls.

### **OUTSIDE**

#### **FRONT**

Block paved driveway, laid lawn with mature plants and shrubs. Detached single garage and gated access to the rear garden.

#### **REAR**

A wonderful and private rear garden with large laid lawn and block paved patio. Mature plants, trees and shrubs. Timber perimeter fencing.

### **COUNCIL TAX**

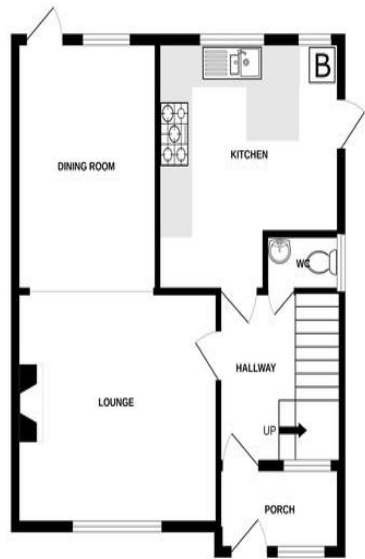
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### **TENURE**

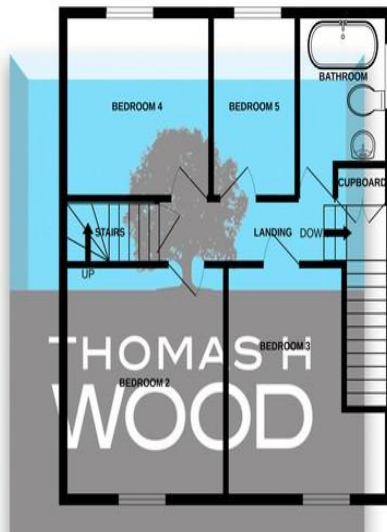
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.



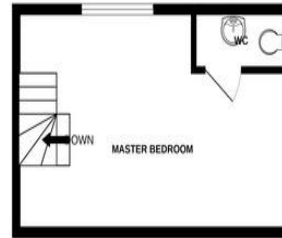
**GROUND FLOOR**  
53.4 sq.m. (575 sq.ft.) approx.



**1ST FLOOR**  
53.0 sq.m. (570 sq.ft.) approx.



**2ND FLOOR**  
20.3 sq.m. (218 sq.ft.) approx.



**TOTAL FLOOR AREA : 126.6 sq.m. (1363 sq.ft.) 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements