

7 Baynton Close

Llandaff | Cardiff | CF5 2NZ

Detached House | Asking Price Of £645,000



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PROPERTY DESCRIPTION

** FOUR BEDROOM DETACHED ** LARGE OPEN PLAN KITCHEN/DINING & FAMILY ROOM

** A beautifully presented four bedroom detached family home in the desirable and sought-after location of Llandaff, being a short distance from local amenities and the railway station. Large entrance hallway, cloakroom, spacious bay fronted lounge with feature fireplace, bright and spacious kitchen/dining & family room with modern fitted kitchen with breakfast bar island and sliding doors to the rear garden. To the first floor there is a sizeable galleried landing, four good sized bedrooms, ensuite shower room to principal bedroom and a separate family bathroom. Gas central heating, double glazing. Attractive enclosed rear garden with patio, lawn and an elevated decked relaxation area, long driveway leading to the garage. EPC Rating C

- **Tenure** Freehold
- **Council Tax Band G**
- **Floor Area (Approx).**
1,429 sq. ft.
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools | Llandaff Cathedral School and Howells School lie either side of the property which are two of the best schools in Wales | 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 | Excellent surgery, pharmacy and dental practices are close by, as is the University of Wales (Heath Hospital) | The Taff Trail offers parkland walks all the way to Cardiff City Centre.

ENTRANCE HALL

12' 2" x 8' 7" (3.72m x 2.64m)
Approached via a composite front door with obscure window to centre part with obscure window to side of front door, quality wood flooring, staircase to first floor, understairs storage cupboard and radiator.

CLOAKROOM

White suite comprising low level W.C, vanity wash basin, tiled flooring, tiled splashback and chrome heated towel rail.

LOUNGE

19' 6" x 12' 6" into Bay (5.95m x 3.83m) An excellent sized principal reception with bay fronted window, coal effect living flame gas fire, recessed spotlights, additional windows to front and side, wood flooring and two radiators.

KITCHEN/DINER AND FAMILY ROOM

30' 11" x 20' 1" (9.43m x 6.13m) An excellent sized open plan kitchen/dining and family room. Kitchen well appointed along side in white high gloss handle less fronts beneath worktop surfaces, inset induction hob, two integrated 'Neff' ovens, integrated 'Neff' microwave oven, integrated 'Neff' steamer, matching range of eye level wall cupboards, additional matching larder style cupboards with central recess for American style fridge freezer, one

of the cupboards is plumbed for washing machine and space for tumble dryer, large central breakfasting island with quartz worktop surface, inset stainless steel sink, integrated dishwasher and worktop overhang breakfasting area, ample space for large family breakfast table and an additional snug seating area, quality tiled flooring throughout, recessed spotlights, two Velux windows to side pitch, two contemporary vertical radiators and double sliding doors opening the kitchen to the rear patio.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the large central galleried landing, access to roof space, window to side and airing cupboard housing the Worcester combi gas central heating boiler.

BEDROOM ONE

10' 11" x 9' 10" (3.35m x 3.01m) A good sized principal bedroom enjoying views over the quiet close, built in wardrobes with sliding mirrored fronts, radiator and door to ensuite

ENSUITE SHOWER ROOM

Modern white suite comprising low level W.C, wash hand basin, large shower cubicle with chrome twin head shower, wall tiling to splash back area, obscure glass window to side, extractor fan, tiled flooring and chrome heated towel rail.

BEDROOM TWO

10' 4" x 8' 9" (3.17m x 2.67m) Overlooking the delightful rear garden, a second double bedroom, radiator.

BEDROOM THREE

11' 1" x 7' 3" (3.39m x 2.23m) Aspect to front, a good sized third bedroom, radiator and built in wardrobe with sliding fronts.

BEDROOM FOUR

8' 9" x 8' 8" (2.69m x 2.66m) Overlooking the attractive rear garden, a good sized fourth bedroom, radiator.

FAMILY BATHROOM

6' 11" x 6' 11" (2.11m x 2.11m) Modern white suite comprising low level W.C, vanity wash basin with storage below, bath with shower above, swivel shower screen, wall tiling to splash back area and obscure glass window to side.

OUTSIDE**REAR GARDEN**

An exceptional, fully enclosed rear garden with paved patio leading onto an area of lawn, conifers towards rear boundary with access to the garage, large built storage area with elevated decked relaxation area. Gate giving access to side.

FRONT GARDEN

Hedgerow to front boundary, paved pathway to front door and side gate giving access to the rear garden, driveway leading to garage.

GARAGE

16' 10" x 8' 7" (5.15m x 2.63m) With up and over access door, power and lighting, pedestrian door to rear garden.



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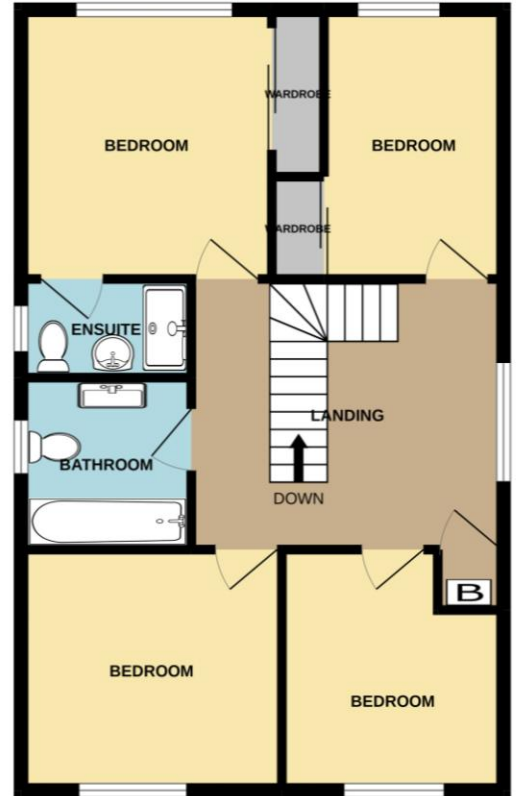


FLOORPLANS

GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.

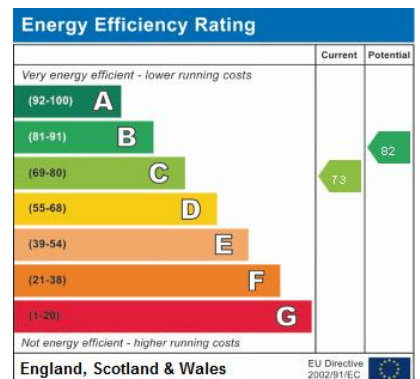


1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.7 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.
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