

Rookwood Avenue, Llandaff, Cardiff, CF5 2NP



Estate Agents and
Chartered Surveyors

Asking Price Of

£750,000



Semi-Detached House

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Property Description

IMMACULATELY PRESENTED AND RARELY AVAILABLE, FIVE BEDROOM, SEMI-DETACHED HOUSE MGY are delighted to bring to market this traditional, semi-detached house located at the head of a cul-de-sac near Llandaff Village and within walking distance to all amenities. The accommodation briefly comprises entrance hallway, three reception rooms, kitchen/breakfast room, utility area, downstairs WC, conservatory, five bedrooms (master en-suite) and family bathroom with separate WC. The property further benefits from having a three car driveway, detached garage, double-glazing throughout and a very large rear garden. *Viewing highly recommended*

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,800 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE

Driveway large enough for three cars. Gate leading to rear garden. Steps leading up to uPVC front door.

ENTRANCE HALL

Oak parquet flooring throughout. Double-glazed window to side. Doors to two reception rooms and kitchen. Pendant light fitting. Radiator. Power points. Stairs rising to first floor with built in under-stair storage.

LOUNGE

12' 3" x 12' 4" (3.73m x 3.76m)
Oak parquet flooring. Double-glazed bay window to front. Alcoves. Power points. Feature fireplace with gas fire. TV and telephone point. Radiator. Coving to ceiling.

DINING ROOM

13' 4" x 11' 3" (4.06m x 3.43m)
Oak parquet flooring. Pendant light fitting. Gas fire. Double-glazed door leading to rear garden. Radiator. Power points.

KITCHEN/BREAKFAST ROOM

16' 7" x 10' 1" (5.05m x 3.07m)
Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink, and four ring gas hob with extractor above and oven below. Tiled splashbacks. Space for appliances. Double-glazed windows to front and rear. Tile effect flooring. Pendant light fittings. Door to utility area and third reception room. Power points.

UTILITY AREA

8' 5" x 3' 9" (2.57m x 1.14m)
Carpet tiles. Double-glazed door to rear garden with additional window to rear. Power points. Space for appliances. Door to WC.

WC

Carpet to floor. WC. Obscure window to side. Partially tiled walls. Wall mounted light.

SITTING ROOM

21' 0" x 10' 10" (6.4m x 3.3m)
Located off of the kitchen. Carpet to floor. Double-glazed window to front. Log burner. Pendant light fittings. Radiator. TV point. Double-glazed doors leading to conservatory.

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CONSERVATORY

12' 6" x 11' 7" (3.81m x 3.53m)

Tiled flooring. Wall mounted lighting. Leading into rear garden.

FIRST FLOOR

Carpet to landing. Pendant light fittings. Doors to all bedrooms, family bathroom and WC. Power points. Loft hatch. Double-glazed window to front. Radiator.

MASTER BEDROOM

12' 10" x 12' 4" (3.92m x 3.78m)

Located to the rear of the house. Carpet to floor. Pendant light fitting. Double-glazed window to rear. Power points. Radiator. Door to en-suite.

EN-SUITE

Carpet to floor. Spotlights. Partially tiled walls. WC. Heated towel rail. Pedestal wash hand basin with hot and cold tap over. Wall mounted mirror. Walk in shower with electric shower over.

BEDROOM TWO

12' 10" x 11' 3" (3.92m x 3.45m)

Located to the front of the house. Double-glazed bay windows to front. Carpet to floor. Alcoves. Radiator. Pendant light fitting. Power points.

BEDROOM THREE

13' 5" x 11' 3" (4.10m x 3.45m)

Located to the rear of the house. Carpet to floor. Pedestal wash hand basin with hot and cold tap. Radiator. Pendant light fitting. Power points. Double-glazed window to rear.

BEDROOM FOUR

9' 2" x 8' 4" (2.81m x 2.56m)

Located to the front of the house. Carpet to floor. Built in storage cupboard. Pendant light fitting. Power points. Double-glazed window to front.

BEDROOM FIVE

8' 10" x 8' 1" (2.70m x 2.47m)

Located to the front of the house. Carpet to floor. Radiator. Double-glazed window to front. Pendant light fitting. Power points.

BATHROOM

Fully tiled walls and floor. Double-glazed window to rear. Panelled bath with hot and cold taps and mains powered shower over with additional handheld attachment. Pedestal wash hand basin with hot and cold tap over. Wall mounted mirror with light above. Spotlights. Shaver point.

WC

Laminate flooring. Tiled walls. Double-glazed window to rear. WC. Spotlights.

OUTSIDE

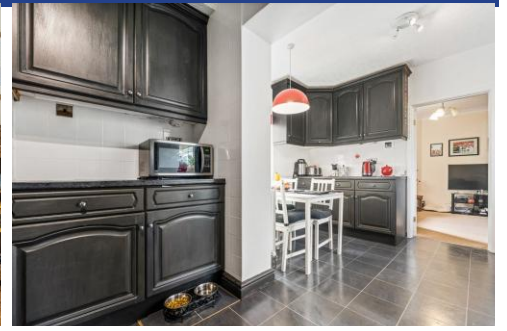
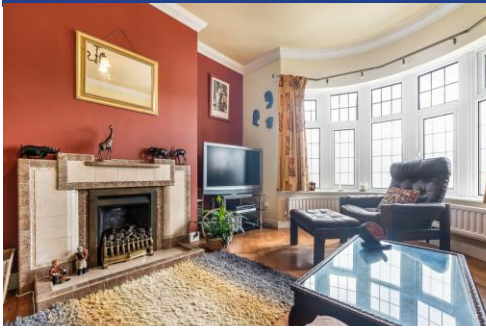
Front - Detached garage. Driveway large enough for 3 cars.

Rear - Very large rear garden. Backs onto Bishop of Llandaff playing fields. Newly fitted fenced borders. Planted sleepers. Playhouse with power and light. Sheds with concrete floors.

TENURE

MGY are advised that this property is FREEHOLD.

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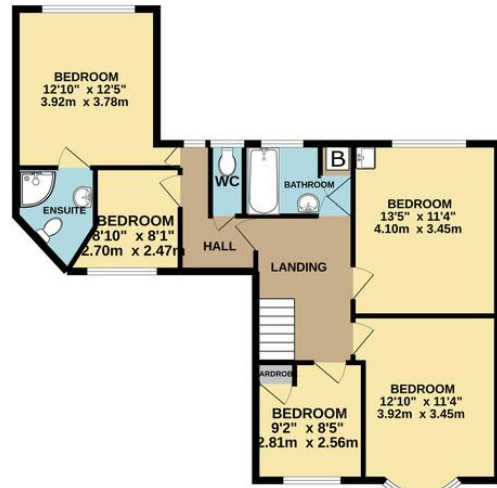


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GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.

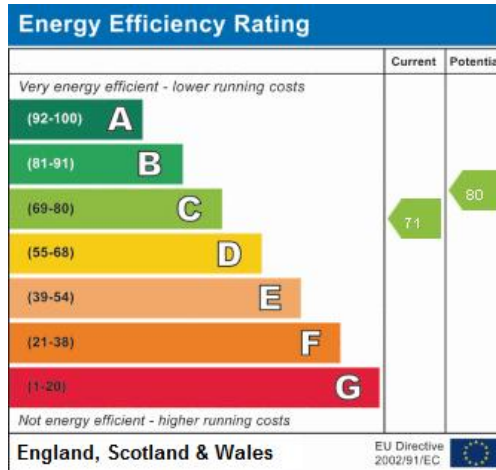


1ST FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA: 1800 sq.ft. (167.2 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.
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