

Llantrisant Road, Llandaff, Cardiff, CF5 2PU



Estate Agents and
Chartered Surveyors

Asking Price Of

£1,495,000



Detached House



Property Description

** EXECUTIVE DETACHED FAMILY HOME OF OVER 4500 SQ.FT. ** SITUATED ON LARGE PLOT IN PRIME LOCATION ** A rare opportunity to acquire this exceptional, six bedroom extended detached home situated a prime location within the sought-after village of Llandaff, and only two miles to Cardiff City Centre. This executive home sits within approximately one third of an acre (1.2 HA) of beautiful gardens with in & out driveway to front plus double garage with electric up and over door. Inside the accommodation briefly comprises; entrance porch, hallway, lounge/family room, cellar, formal dining room, sitting room, kitchen/breakfast room, conservatory/garden room, utility room and cloakroom/WC. Upstairs are six bedrooms including three luxury en-suite's, additional bedroom/study, family bathroom and shower room. Spacious rear garden with mature tree border. Double garage. EPC rating: D

Tenure Freehold

Council Tax Band I

Floor Area Approx 4,511 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools with Bishop of Llandaff school within walking distance . Llandaff Cathedral School and Howells School are also walking distance to 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 in Danescourt 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

An impressive, in and out block paved driveway. Mature tree and hedge borders. Security lighting.

PORCH

12' 8" x 2' 11" (3.87m x 0.91m)

Two sets of double glazed doors into porch. Amtico flooring. Additional double glazed French doors to front driveway, main door into hallway.

HALLWAY

14' 9" x 13' 3" (4.50m x 4.04m)

An impressive entrance hallway with original parquet wood flooring. Staircase to first floor with feature galleried landing over Under stair storage cupboard. Radiator. Doors to lounge/family room, sitting room, kitchen/breakfast room and WC/Cloakroom.

LOUNGE/FAMILY ROOM DRAWING ROOM

18' 10" (max) x 15' 3" (5.76m x 4.65m)

An exceptional, well presented living area with original parquet wood flooring and feature uPVC double glazed bay window to front. Two radiators. Double doors to dining room and opening to:

FAMILY ROOM

22' 4" x 22' 5" (6.82m x 6.85m)

The heart of the home providing ample space for family gatherings which includes feature stone built chimney breast to corner with space for wood burner. Parquet wood flooring. uPVC double glazed window to side plus full height window and sliding patio doors to rear. Two radiators. Spotlights. Stairs down to cellar.

CELLAR

18' 1" x 17' 1" (5.52m x 5.21m)

A spacious cellar ideal for storage.

DINING ROOM

13' 3" x 12' 2" (4.05m x 3.72m)

uPVC double glazed sliding patio doors to rear garden with beautiful outlook. Radiator. Door to kitchen/breakfast room.

SITTING ROOM

18' 11" x 15' 1" (5.77m x 4.62m)

A formal sitting room with two uPVC double glazed windows to front. Brick built bar area with granite surfaces. Two radiators.

KITCHEN/BREAKFAST ROOM

27' 7" x 12' 10" (8.43m x 3.93m)

An superb, open-plan kitchen/breakfast room to include a wide range of base and eye level units incorporating double bowl stainless steel sink with complementary granite work surfaces and instant hot drinking water butler tap. Feature central island with base units and granite worktop. Space for range cooker and American fridge/freezer. Integrated single electric Neff oven, microwave and dishwasher. Luxury Karndean flooring, granite splash backs. Spotlights. uPVC double glazed window and sliding patio doors to rear. Doors to dining room, pantry and double glazed door to conservatory. Radiator and two plinth heaters.

47 Llantrisant Road,

Llandaff, Cardiff, CF5 2PU

PANTRY

9' 4" x 2' 11" (2.87m x 0.89m)

A spacious pantry with fitted shelves.

CONSERVATORY/GARDEN ROOM

12' 4" x 11' 6" (3.77m x 3.51m)

uPVC double glazed windows to rear overlooking the garden with windows and French patio doors to side. Amtico flooring. Glazed door to utility room.

UTILITY ROOM

13' 8" x 4' 4" (4.19m x 1.34m)

Fitted base units and eye level units with stainless steel sink and drainer. Additional storage room. Space for washing machine and tumble dryer. Amtico flooring. Glazed door to lobby.

LOBBY

Wall mounted gas central heating boiler. uPVC double glazed external door to front. Amtico flooring. Opening to large storage room housing hot water cylinder.

CLOAKROOM/WC

6' 6" x 2' 11" (1.99m x 0.91m)

Low level WC and wash hand basin. Tiled flooring. Extractor fan.

FIRST FLOOR

LANDING

A half galleried landing with two uPVC double glazed windows to front. Doors to six bedrooms and study. Spotlights and space for chandelier. Fitted storage cupboard. Loft access in two places with pull down ladder.

BEDROOM ONE

20' 2" x 16' 3" (max) (6.17m x 4.96m)

A stunning, spacious bedroom suite with uPVC double glazed window to rear. Door to walk in wardrobe with ample hanging space and fitted drawers. Three radiators. Door to en-suite.

ENSUITE

8' 10" x 4' 11" (2.71m x 1.52m)

A luxury suite to include low level WC, vanity wash hand basin and walk-in shower with rainwater shower head, separate attachment and glass screen. Fully tiled Marble tile walls and floor. Wall to wall mirror Ladder radiator. Spotlights and extractor fan. uPVC double glazed window to side. Shaver point. Underfloor heating.

BEDROOM TWO

17' 11" x 13' 3" (5.48m x 4.05m)

Large second bedroom with uPVC double glazed window to front with fitted blackout blinds. Spotlights. Fitted wardrobes to one wall and central TV unit. Two radiators. Door to en-suite.

ENSUITE TWO

11' 10" x 8' 4" (3.61m x 2.56m)

A beautiful en-suite bathroom with luxury tiles to floor and walls. Low level WC, vanity enclosed wash hand basin, jacuzzi bath with shower attachment and walk-in shower/spa with separate attachment and jets. Underfloor heating. Spotlights and extractor fan. uPVC double glazed window to side. Ladder radiator.

BEDROOM THREE

18' 1" x 12' 2" (5.52m x 3.72m)

Fitted wardrobes to one wall. uPVC double glazed window to rear with lovely views. Radiator. Door to en-suite Three.

ENSUITE THREE

9' 6" x 9' 3" (2.92m x 2.83m)

A modern suite comprising low level WC, vanity enclosed wash hand basin and walk-in shower with glass screen and separate shower attachment. Fully tiled walls and floor. Ladder radiator. Extractor fan. Underfloor heating.

BEDROOM FOUR

13' 3" x 11' 0" (4.04m x 3.36m)

Fitted wardrobes to one wall. Radiator. uPVC double glazed window to front with fitted blackout blinds. Spotlights.

BEDROOM FIVE

12' 11" x 12' 3" (max) (3.95m x 3.74m)

Oak wood flooring. uPVC double glazed window to rear. Radiator. Spotlights.

BEDROOM SIX

12' 1" x 10' 1" (max) (3.70m x 3.09m)

uPVC double glazed window to front. Radiator. Fitted wardrobes to one wall.

STUDY/BEDROOM SEVEN

12' 2" x 11' 1" (3.71m x 3.38m)

uPVC double glazed window to rear. Radiator. Spotlights.

BATHROOM

8' 10" x 7' 4" (2.70m x 2.25m)

A modern bathroom to include low level WC, vanity enclosed wash hand basin, fitted bath and walk-in shower with glass screen and separate shower attachment. Fully tiled walls and floor. Ladder radiator. Shaver point. Extractor fan. Underfloor heating.

SHOWER ROOM

5' 7" x 5' 5" (1.71m x 1.66m)

Low level WC, vanity enclosed wash hand basin and fitted corner shower cubicle with electric shower over. Extractor fan. Tiled walls and floor. Extractor fan. Ladder radiator. uPVC double glazed window to front.

OUTSIDE

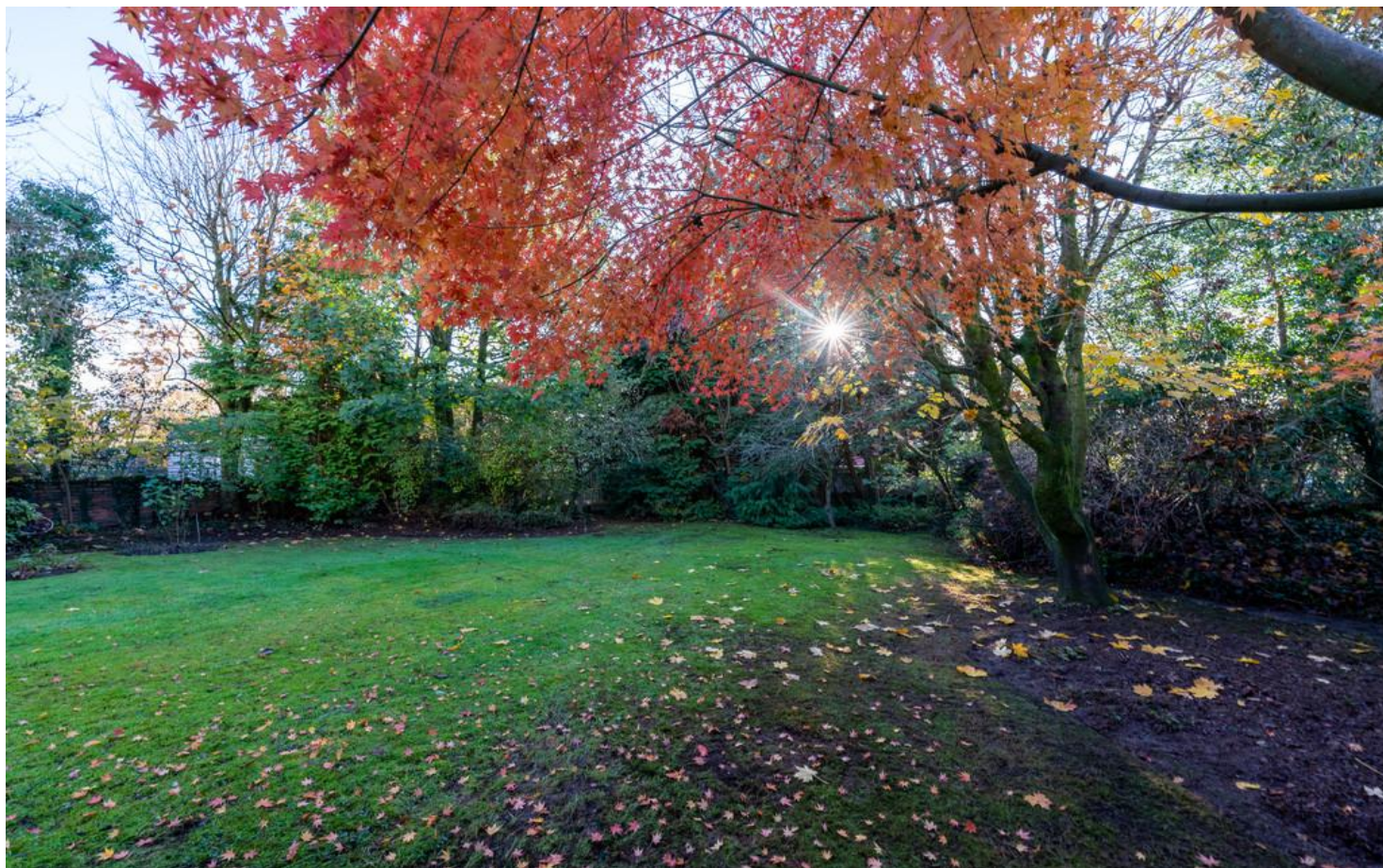
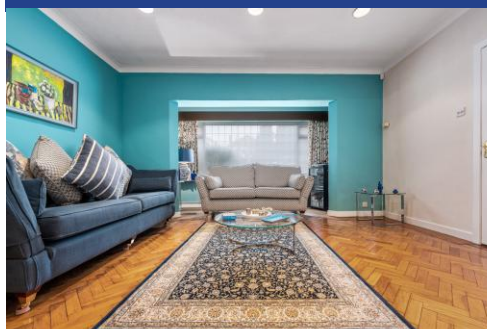
REAR GARDEN

A generously sized plot, mainly laid to lawn with paved patio and bbq/seating area. A variety of mature trees, hedges and carefully planted shrub borders. Boundary fence. Outside tap. Security lighting.

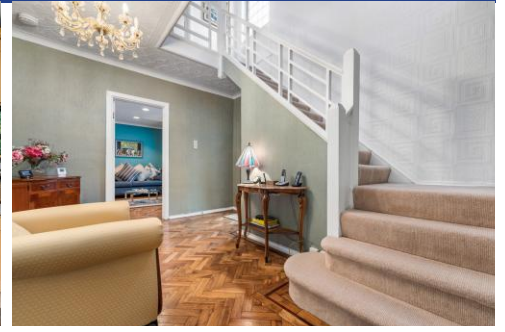
GARAGE

Electric up and over garage door. Pedestrian door to rear garden. Light and power.

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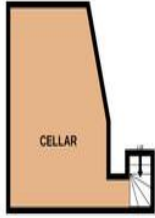


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BASEMENT
273 sq.ft. (25.4 sq.m.) approx.



GROUND FLOOR
2402 sq.ft. (223.1 sq.m.) approx.

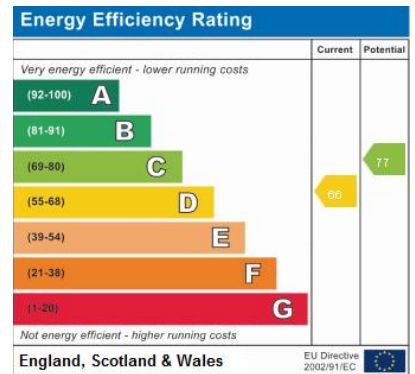


1ST FLOOR
1808 sq.ft. (170.0 sq.m.) approx.



TOTAL FLOOR AREA : 4511 sq.ft. (419.1 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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