

# Cardiff Road, Llandaff, Cardiff, CF5 2DP



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£850,000**



Semi-Detached House

4

1

2

1

# Property Description

**\*\*IMMACULATE BAY FRONTED SEMI DETACHED HOUSE CLOSE TO LLANDAFF CATHEDRAL\*\***

Situated in an elevated position this well presented semi-detached property offers entrance hall, double reception room, superb kitchen/dining room with bifold doors to the garden, cloakroom, four good size bedrooms, study and exceptional family bathroom. The property further benefits from having a delightful rear garden, coach house and garage. Llandaff Fields is situated within walking distance to the property also. **VIEWING RECOMMENDED.**

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1,737 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Llandaff is a popular and sought after residential suburb, conveniently located for schools. Bishop of Llandaff and two of the best private schools in Wales, Cathedral School and Howells, are all within walking distance of the property. The High Street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station in Fairwater and Danescourt and a frequent bus service to and from the City Centre. Llandaff Fields is within walking distance and the Taff Trail offers parkland walks all the way to Cardiff City Centre.

## PORCH

Approached via a composite entrance front door. Partly tiled walls. Pendant light fitting. Coving.

## ENTRANCE HALL

Approached via a wooden entrance door from the porch, this is an excellent sized entrance hallway with staircase to first floor, tiled flooring and radiator. There is coving to ceiling and both a pendant light and spotlights. The under stair cupboard has ample storage.

## LIVING ROOM

Large bay sash window to front aspect with fitted plantation shutters. This double reception room has both woodblock flooring and carpet. Coving to ceiling and two ornate ceiling roses with pendant light fittings. There are two chimney breasts, with one marble feature fireplace and slate hearth. Two Radiators. French doors leading to side courtyard garden.

## KITCHEN/DINER

Immaculately presented and lovely sized. This well designed and appointed contemporary kitchen has both lounge and dining areas. Integrated fridge, freezer and dish washer. Integrated Neff extractor oven plus built in eye level Neff microwave. Integrated Smeg induction hob with stainless steel extractor above and tiled splashbacks. White Silestone quartz work surfaces incorporating inset sink with mixer tap and drainer. Partly tiled walls above work surfaces and exposed brick to one wall. Woodblock flooring. Spotlights and side lighting. Fixed shelving across one wall. Three radiators. Skylight to roof. Two double glazed windows to side aspect. Integrated Bluetooth speakers within the ceiling. PowerPoints. Bifold doors leading to private rear garden.

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## DOWNSTAIRS WC

White suite comprising WC with concealed cistern and wall mounted sink with mixer tap. Tiled flooring. Spotlights. Fixed shelving. Extractor.

## FIRST FLOOR

### FIRST FLOOR LANDING

A split level landing with central stair runner. The front landing leading to bedroom one and luxury bathroom, stairs to second floor. Radiator. The rear landing leads to two further bedrooms. Spotlights.

### BEDROOM ONE

An impressive principal bedroom with feature double glazed sash bay window and secondary sash window to front aspect, fitted plantation shutters. Radiator. Door to Jack & Jill bathroom.

### JACK AND JILL BATHROOM

A beautifully designed bathroom with suite comprising; low level WC, double wash hand basin with enclosed vanity unit, feature freestanding bath and walk-in fully tiled shower with waterfall style shower head, separate handheld attachment and glass screen. Half wood panelled walls incorporating two large fitted storage cupboards. Exposed, painted wooden floorboards. Double glazed sash window to rear with fitted plantation shutters. Spotlights. Radiator.

### BEDROOM FOUR

Double glazed sash window to rear. Radiator.

### BEDROOM FIVE / STUDY

Double glazed sash window to side. Radiator.

## SECOND FLOOR

## SECOND FLOOR LANDING

A second landing with central stair runner leading to bedroom four and five. Radiator. Spotlights. Velux. Wardrobe.

### BEDROOM TWO

Double glazed sash window to front aspect. Double Bedroom. Carpet. Radiator. Spotlights. PowerPoints.

### BEDROOM THREE

Double glazed sash window to rear aspect with view of Llandaff cathedral. Double Bedroom. Carpet. Radiator. Pendant light. PowerPoints.

## OUTSIDE

### FRONT AND REAR GARDEN

To the front of the property is a traditional attractive garden laid to gravel and patio with ornate wrought iron fencing and pathway leading to the front of the house. To the rear of the property is a stylish, laid to patio with additional artificial lawn area. Stone rendered wall and built in seating area. Shrub border. Garage and Coach House to far end with rear lane access. Stone pebbled courtyard garden to side of the house.

### GARAGE

Garage with up and over door, power and lighting.

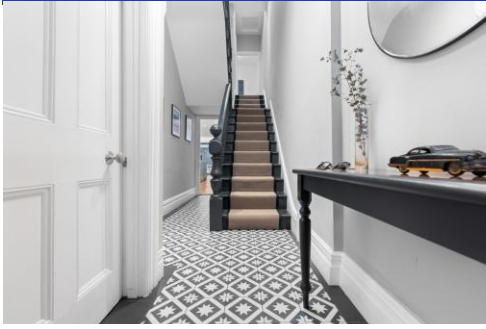
### COACH HOUSE

Double height building with potential to proceed to planning for living space. Up and over door. Lighting and power. Double glazed sash window.

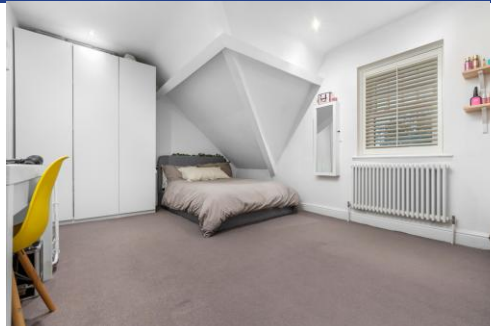
### TENURE

MGY are advised that the property is freehold.

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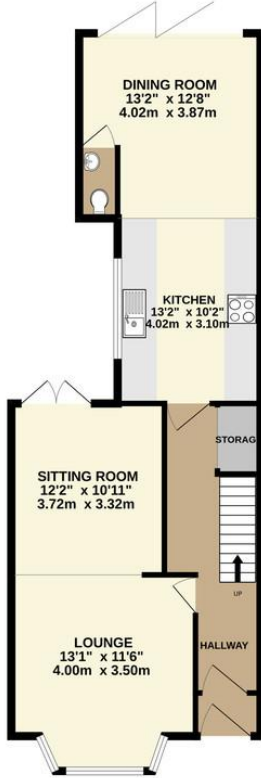


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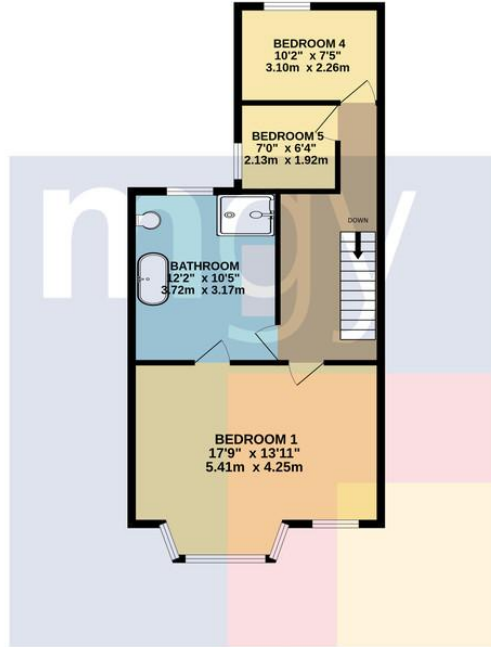


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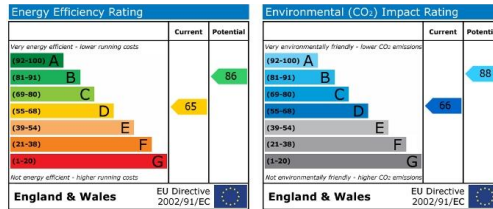
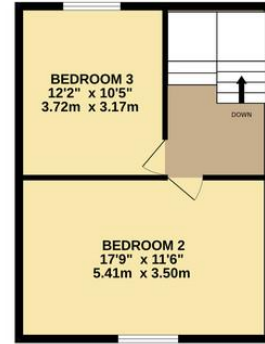
GROUND FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



2ND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



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